

<b>Situs : 81 GLENDALE ST</b>	<b>Parcel ID: 171-082</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
BOYER RICHARD N PAMELA M BOYER 81 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 15 Vol / Pg 20120/197 District Zoning R1C Class Residential

Property Notes



171-082 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 920			670
Total Acres: .1818				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	241,000	238,300	0	220,000
Total	320,100	317,400	0	294,000
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
06/08/99	FAB	Entry & Sign	Other

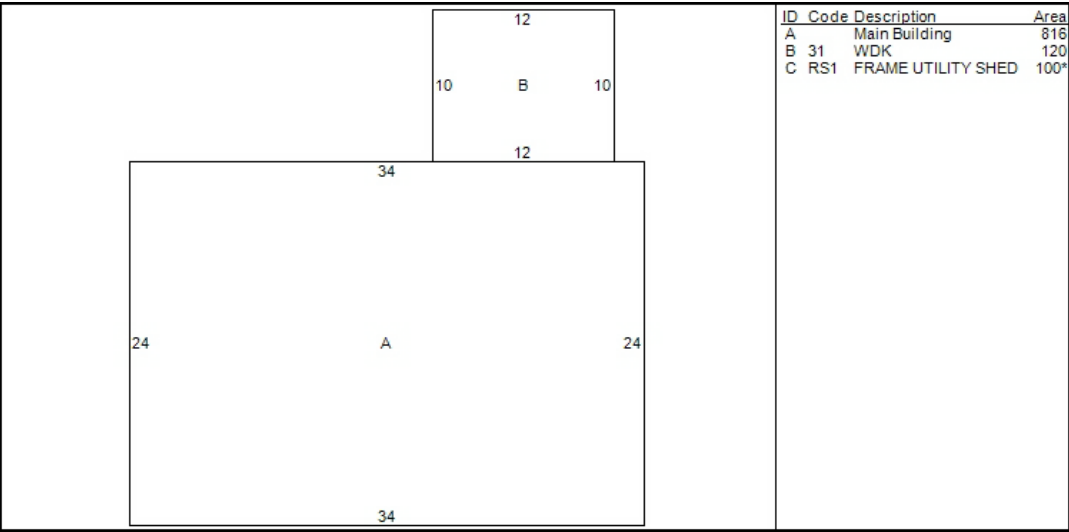
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/25/18	68701	8,700	ROOF/NEW	
04/29/16	64535	7,209	WNDWS	100
05/20/10	53258	3,000	BLDG Int Redo	0
04/29/03	B39337	2,000	BLDG	100
03/27/98	28671	56,443	BLDG 34 X 24 R/R Wd	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/01	182,000	Land + Bldg	Valid Sale	20120/197		
10/05/98	125,000	Land + Bldg	Changed After Asmt Date/B4 Sale	16674/195		
12/19/97	100,000	Land Only	Sale Of Portion/Other Comm	15651/299		
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Dwelling Information			
Style	Raised Ranch	Year Built	1998
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	816	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	204,880	% Good	85
Plumbing	9,787	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	43,501	C&D Factor	
		Adj Factor	1
Subtotal	277,390	Additions	1,700
Ground Floor Area	816		
Total Living Area	1,632	Dwelling Value	237,480

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	2004	C	A	770

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		31			1,700	