

**Situs : 77 GLENDALE ST**

**Parcel ID: 171-083**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
PILKINGTON PETER H JR LE  
GLORIA M PILKINGTON LE  
77 GLENDALE ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 210  
Alternate ID 16  
Vol / Pg 44807/57  
District  
Zoning R1C  
Class Residential



**Property Notes**

**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
<b>Land</b>	79,100	79,100	0	74,000
<b>Building</b>	196,600	210,900	0	176,800
<b>Total</b>	275,700	290,000	0	250,800

**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

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/04/11	55539	5,956	BLDG Strip/Reroof	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/02/14		Land + Bldg	Transfer Of Convenience	44807/57		

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**Dwelling Information**

<b>Style</b> Colonial Ne	<b>Year Built</b> 1925
<b>Story height</b> 1.7	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Frame	<b>Amenities</b>
<b>Masonry Trim</b> x	
<b>Color</b> Blue	<b>In-law Apt</b> No

**Basement**

<b>Basement</b> Full	<b># Car Bsm t Gar</b>
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Ac	<b>Stacks</b> 1
<b>Fuel Type</b> Gas	<b>Openings</b> 1
<b>System Type</b> Hot Water	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 4	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 8	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

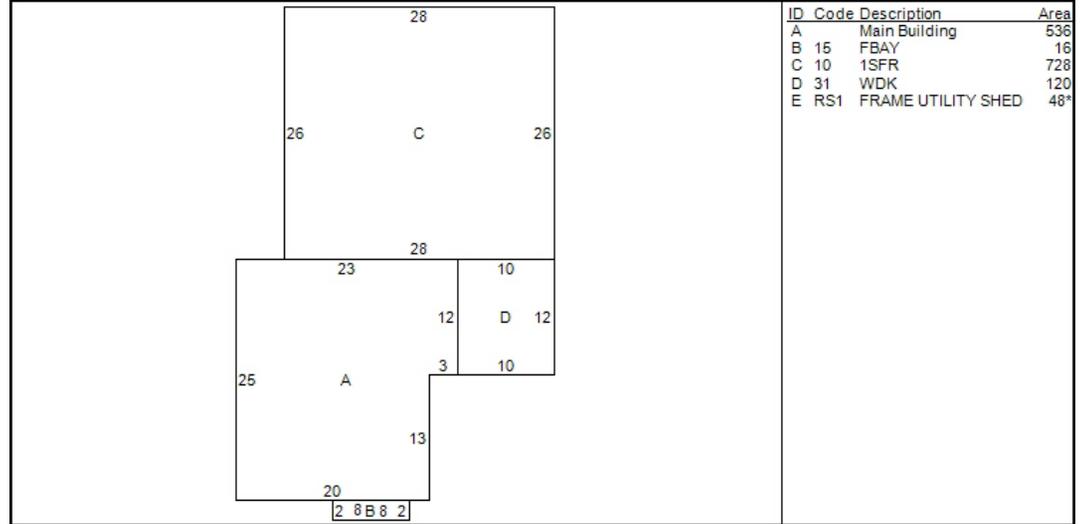
**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>
<b>Condition</b> Good	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

**Dwelling Computations**

<b>Base Price</b> 241,960	<b>% Good</b> 62
<b>Plumbing</b> 9,787	<b>% Good Override</b>
<b>Basement</b> 15,136	<b>Functional</b>
<b>Heating</b> 6,596	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 10,133	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 283,610	<b>Additions</b> 34,910
<b>Ground Floor Area</b> 536	
<b>Total Living Area</b> 1,682	<b>Dwelling Value</b> 210,750

**Building Notes**



ID	Code	Description	Area
A		Main Building	536
B	15	FBAY	16
C	10	1SFR	728
D	31	WDK	120
E	RS1	FRAME UTILITY SHED	48

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 6		48	1	1990	C	A	180

**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		15			1,180
2		10			32,490
3		31			1,240