


<b>Situs : 71 GLENDALE ST</b>		<b>Parcel ID: 171-084</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>  DAMBRAUSKAS RINA 71 GLENDALE ST BROCKTON MA 02302		<b>GENERAL INFORMATION</b>  Living Units 1 Neighborhood 210 Alternate ID 17 Vol / Pg 03133/00060 District Zoning R1C Class Residential			
<b>Property Notes</b>  					



171-084 03/16/2020

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

Assessment Information					
	Land	Appraised	Cost	Income	Prior
		79,100	79,100	0	74,000
<b>Building</b>		180,400	189,500	0	158,400
<b>Total</b>		259,500	268,600	0	232,400
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>					
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>					

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other

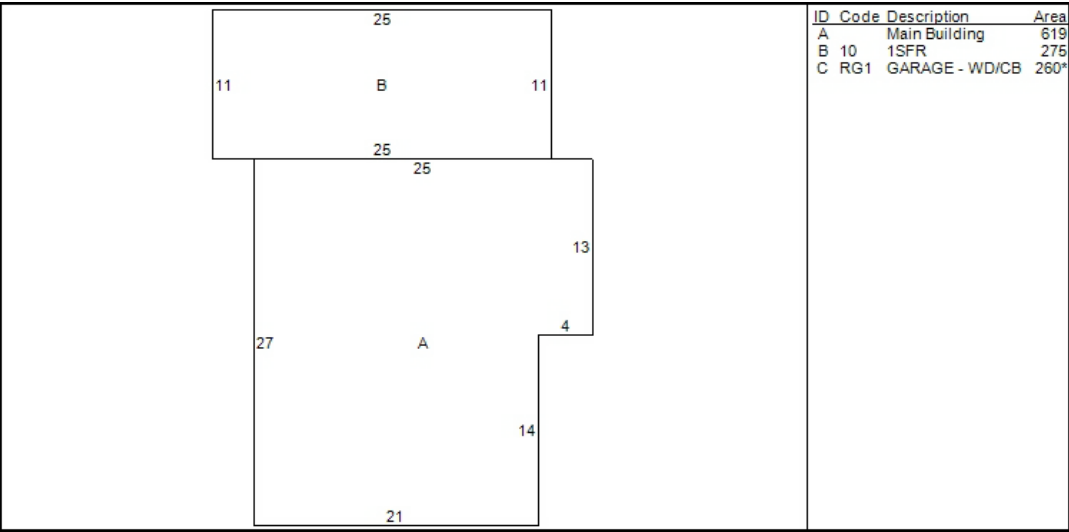
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/28/16	64995	3,098	ROOF/NEW	100
04/10/01	34342	2,100	BLDG Layover Of Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3133/60		

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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>	Gray	<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>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<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>	Average	<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>	261,040	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,330	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	277,370	<b>Additions</b>	11,350
<b>Ground Floor Area</b>	619		
<b>Total Living Area</b>	1,358	<b>Dwelling Value</b>	183,320

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	260	260	1	1925	C	G	6,220

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			11,350	