

Situs : 63 GLENDALE ST	Parcel ID: 171-086	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MOREIRA JOSE S C/O SEGUNDO GUAMAN 63 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 19 Vol / Pg 37674/245 District Zoning R1C Class Residential

Property Notes



171-086 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	318,100	400,400	0	291,100
Total	397,200	479,500	0	365,100
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
07/24/19	CP	Field Review	Other
08/17/09	PJS	Unimproved	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/17/20	1100	20,000	REMODEL	
08/11/11	55300	1,000	BLDG Attic Bathrm	0
12/03/07	49605	154,033	BLDG Col, Farm Prch,	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/09	294,999	Land + Bldg	Valid Sale	37674/245		MOREIRA JOSE S
12/12/07	100,000	Land Only	Valid Sale	35392/304		

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Dwelling Information

Style	Colonial	Year Built	2008
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Heat Type	Central Ac
Fuel Type	Gas
System Type	Warm Air

Fireplaces

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens	1	Extra Fixtures	2
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

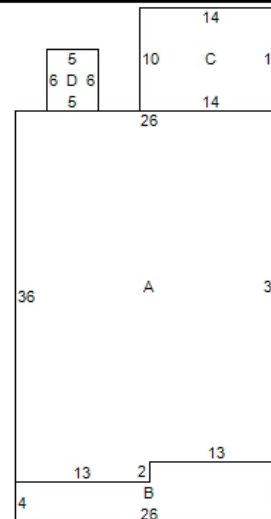
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	GOOD	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	362,168	% Good	93
Plumbing	22,837	% Good Override	
Basement	20,597	Functional	
Heating	9,874	Economic	
Attic	8,869	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	424,350	Additions	5,770
Ground Floor Area	910		
Total Living Area	1,820	Dwelling Value	400,420

Building Notes



ID	Code	Description	Area
A		Main Building	910
B	11	OFF	130
C	31	WDK	140
D	14	FUB	30

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			3,160
2		31			2,140
3		14			470