


Situs : 51 GLENDALE ST	Parcel ID: 171-087	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHERICHEL MIKLIN MARTINE CHERICHEL 51 GLENDALE ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 10 ANDOVER Vol / Pg 47687/114 District Zoning R1C Class Residential
Property Notes	



171-087 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 834			610
<div> <div>Total Acres: .1798</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	391,900	438,500	0	289,100
Total	470,900	517,500	0	363,000
<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

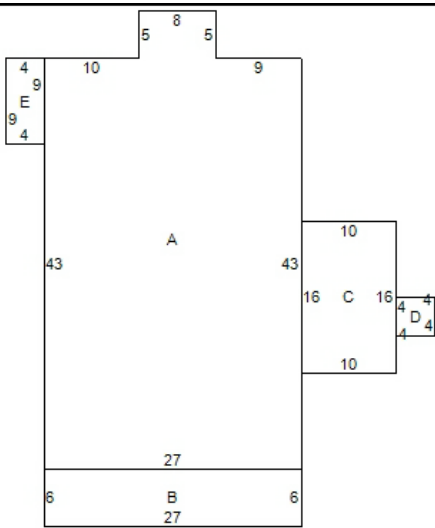
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/25/10	53282	500	BLDG 4 Window s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/01/16	352,500	Land + Bldg	Valid Sale	47687/114	Quit Claim	CHERICHEL MIKLIN
07/31/09	147,000	Land + Bldg	Sale After Foreclosure	37567/267		
04/16/09	155,250	Land + Bldg	Repossession	37071/285		
12/12/97	106,000	Land + Bldg		15722/282		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	1960
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	436,746	% Good	76
Plumbing	9,787	% Good Override	
Basement	24,838	Functional	
Heating	0	Economic	
Attic	10,695	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	482,070	Additions	26,740
Ground Floor Area	1,201		
Total Living Area	2,402	Dwelling Value	429,750
Building Notes			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	560	560	1	1925	C	A	8,790
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		12	12		13,600			
2		12			7,900			
3		12			1,520			
4		11	12		3,720			



ID	Code	Description	Area
A		Main Building	1201
B	12/12	EFB/EFB	162
C	12	EFB	160
D	12	EFB	16
E	11/12	OFB/EFB	36
F	RG1	GARAGE - WD/CB	560