

Situs : 34 GLENDALE ST

Parcel ID: 171-094

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FRALICK WILLIAM
34 GLENDALE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	5-1
Vol / Pg	11187/00224
District	
Zoning	R1C
Class	Residential

Property Notes



171-094 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	307		220

Total Acres: .1677
Spot:

Location:

Entrance Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	147,900	128,600	0	126,600
Total	226,500	207,200	0	200,300

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/28/02	37879	39,000	BLDG Gut Kitchen, Bath	100

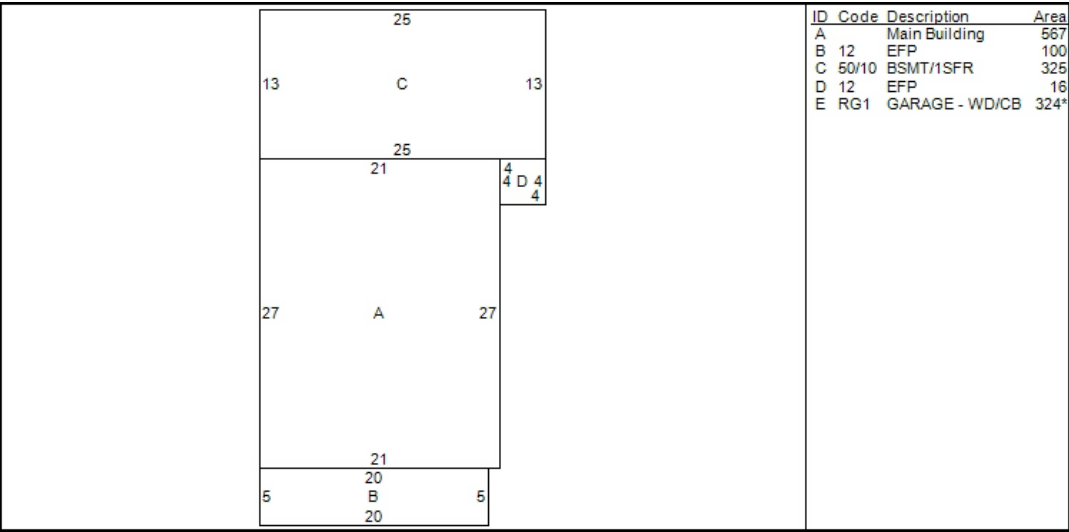
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11187/224		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	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	Poor	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	230,802	% Good	45
Plumbing		% Good Override	
Basement	14,439	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	245,240	Additions	12,030
Ground Floor Area	567		
Total Living Area	1,317	Dwelling Value	122,390

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	324	324	1	1925	C	A	6,230

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			1,400	
2	50	10			10,400	
3		12			230	