

**Situs : 54 GLENDALE ST**

**Parcel ID: 171-097**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

RODRIGUES MANUEL  
35 BROAD ST #1  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 9ANDVR  
Vol / Pg 46619/300  
District  
Zoning R1C  
Class Residential

**Property Notes**



171-097 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 834			610

Total Acres: .1798  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	79,000	79,000	0	73,900
<b>Building</b>	197,600	214,700	0	199,800
<b>Total</b>	276,600	293,700	0	273,700

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
02/01/05	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/12/04	41703	15,000	BLDG Remdl Kit, Bath	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/24/16	198,000	Land + Bldg	Sale After Foreclosure	46619/300	Warranty Deed	RODRIGUES MANUEL
02/16/16	205,366	Land + Bldg	Repossession	46589/32	Correction	FEDERAL NATL MORTGAGE ASSC
12/04/14	205,366	Land + Bldg	Repossession	45015/261		
07/20/07	240,000	Land + Bldg	Valid Sale	34843/4		
05/27/05		Land + Bldg	Transfer Of Convenience	30612/349		
05/27/05		Land + Bldg	Court Order/Decree	30612/348		
06/01/96	81,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Al/Vinyl

x

Natural

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1957

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

# Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Central Ac

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

5

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

248,595

3,021

23,327

6,777

0

0

281,720

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

380

Ground Floor Area

Total Living Area

Dwelling Value

214,490

Building Notes

4

4

4

49

25

49

25

ID

Code

Description

Area

A

12

RS1

Main Building

EFP

FRAME UTILITY SHED

1225

16

48\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

6 x 8

48

1

1995

D

A

170

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

380