


Situs : 64 GLENDALE ST		Parcel ID: 171-098		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div><p>171-098 03/16/2020</p></div>			
PRETORIUS RICHARD VIRGINIA H PRETORIUS LE 64 GLENDALE ST BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 42543/111 District Zoning R1C Class Residential						
Property Notes									
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		192,500	188,400	0	175,800				
Total		271,600	267,500	0	249,800				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
09/04/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
06/30/97	27531	3,300	BLDG	Rem 2 Lay/Rerf		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/14/13	100	Land + Bldg	Court Order/Decree	42543/111					

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1888
<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>	White	<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>	6		
<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>	

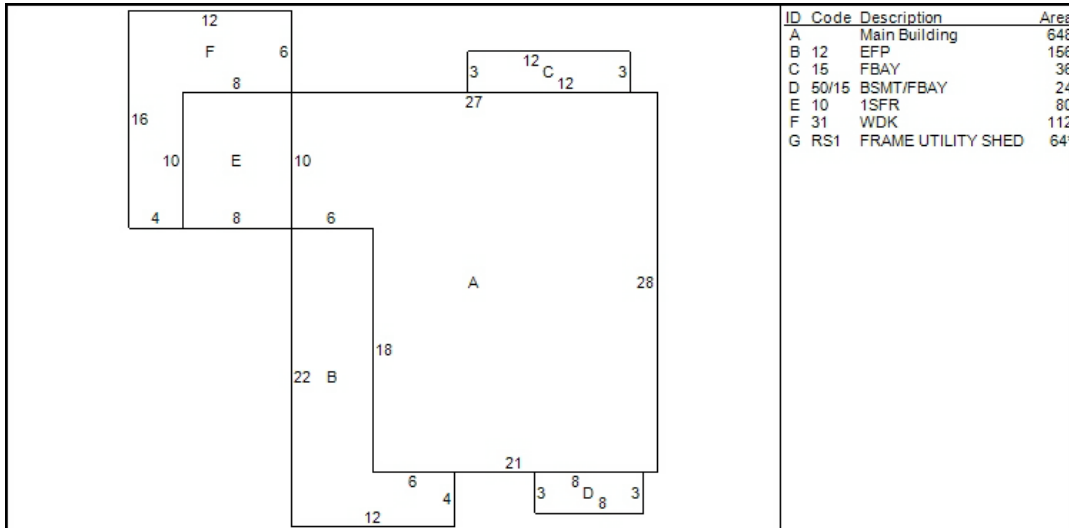
**Grade & Depreciation**

<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>	267,942	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,762	<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>	284,700	<b>Additions</b>	11,600
<b>Ground Floor Area</b>	648		
<b>Total Living Area</b>	1,274	<b>Dwelling Value</b>	188,110

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	64	64	1	1980	C	A	240

**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	Line #	Low	1st	2nd	3rd	Value
1		12			3,160	5		31			1,120
2		15			1,920						
3	50	15			1,740						
4		10			3,660						