


Situs : 74 GLENDALE ST	Parcel ID: 171-100	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GERMAIN JAMES 74 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 8 Vol / Pg 48814/73 District Zoning R1C Class Residential
Property Notes	



171-100 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		243,500	255,600	0	220,900
Total		322,600	334,700	0	294,900
Manual Override Reason					
		Base Date of Value		1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020	
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
02/21/18	H&P	Field Review	Other

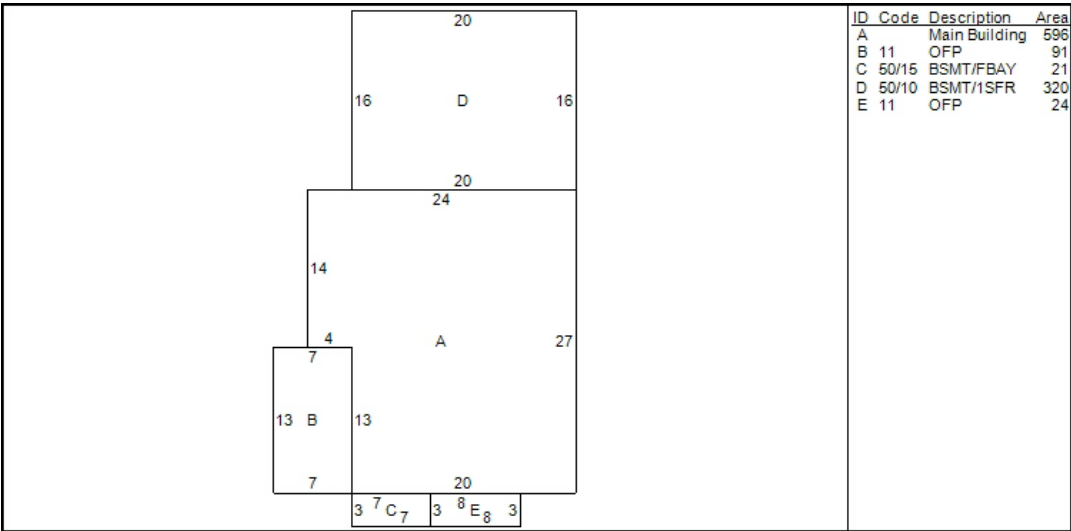
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/24/17	66637	850	OTHER Remove Chimney	
03/02/17	66364	30,000	REMODEL	
02/23/17	66337	11,500	ROOF/NEW	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/18/17	316,000	Land + Bldg	Valid Sale	48814/73	Quit Claim	GERMAIN JAMES
02/03/17	119,000	Land + Bldg	To/From Government	48081/163		JEFFREY VIZA RRETA
09/21/15	1	Land + Bldg	To/From Government	46062/46		CITY OF BROCKTON

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Dwelling Information			
Style	Colonial Ne	Year Built	1890
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,762	% Good	82
Plumbing	9,787	% Good Override	
Basement	16,000	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	281,550	Additions	24,680
Ground Floor Area	596		
Total Living Area	1,384	Dwelling Value	255,550

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			1,970	
2	50	15			2,050	
3	50	10			20,170	
4		11			490	