

<b>Situs : 78 GLENDALE ST</b>	<b>Parcel ID: 171-101</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BENSON LAURA JEAN 78 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 9 Vol / Pg 49094/176 District Zoning R1C Class Residential

Property Notes



171-101 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	242,500	268,600	0	223,900
Total	321,600	347,700	0	297,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/14/08	50573	13,000	BLDG Vinyl ,Gutters	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/17	264,000	Land + Bldg	Valid Sale	49094/176	Quit Claim	BENSON LAURA JEAN
04/02/07		Land + Bldg	Transfer Of Convenience	34330/24		
08/29/03	224,000	Land + Bldg	Valid Sale	26374/301		

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1870
<b>Story height</b>	1.7	<b>Eff Year Built</b>	1980
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<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>	Gas	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>	Typical	<b>Bath Type</b>	Modern
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

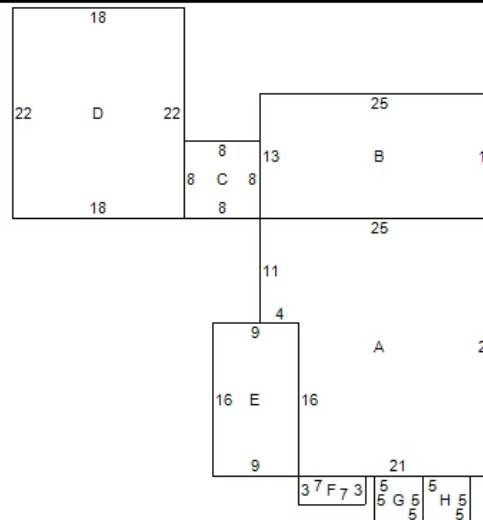
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<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>	259,416	<b>% Good</b>	80
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	16,229	<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>	285,430	<b>Additions</b>	40,240
<b>Ground Floor Area</b>	611		
<b>Total Living Area</b>	1,559	<b>Dwelling Value</b>	268,580

**Building Notes**



ID	Code	Description	Area
A		Main Building	611
B	50/10	BSMT/1SFR	325
C	32	CNPY	64
D	13	FGAR	396
E	10	1SFR	144
F	15	FBAY	21
G	33	MPAT	25
H	11	OPF	25

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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	50	10			20,000	6		15			1,680
2		32			560	7		33			240
3		13			9,200	8		11			560
5		10			8,000						