

<b>Situs : 86 GLENDALE ST</b>	<b>Parcel ID: 171-102</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KELLY DALE 86 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 10 Vol / Pg 47798/126 District Zoning R1C Class Residential

Property Notes
WITH 171/103 NOW MERGED



171-102 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 8,840			6,450
Total Acres: .3636				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	84,900	84,900	0	78,200
Building	397,800	535,900	0	368,800
Total	482,700	620,800	0	447,000
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
09/04/20	GL	Field Review	Other
08/03/16	P&H	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/14/16	062946	191,074	COO	100
09/14/16	62946	191,074	NEW CONSTR	100
02/23/16	64124	8,500	HVAC	100
01/01/16	1	0	BLDG	25
Carry Over Fy 2				

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/28/16	424,000	Land + Bldg	Valid Sale	47798/126	Quit Claim	KELLY DALE
06/17/15	73,000	Land + Bldg	To/From Government	45678/122		ANDRADE HELENA
03/10/14		Land Only	To/From Government	44131/119		

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Dwelling Information			
Style	Colonial	Year Built	2015
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	Bath Remod	No

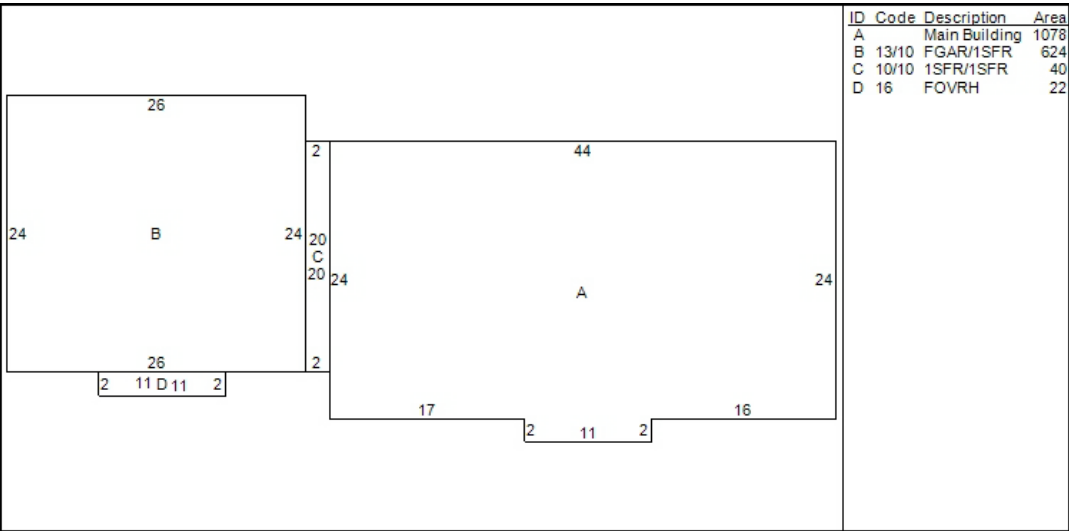
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	B	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	450,042	% Good	90
Plumbing	28,999	% Good Override	
Basement	25,594	Functional	
Heating	12,269	Economic	
Attic	11,021	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	527,930	Additions	60,750

Ground Floor Area	1,078	Dwelling Value	535,890
Total Living Area	2,882		

Building Notes	



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

Condominium / Mobile Home Information	
<p><b>Complex Name</b> Condo Model</p> <p><b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b></p>	<p><b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b></p>

Addition Details					
Line #	Low	1st	2nd	3rd	Value
1		13	10		51,840
3		10	10		6,570
4			16		2,340