

Situs : 94 GLENDALE ST	Parcel ID: 171-105	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
RACZKOWSKI ADOLPH JOSEPH & EVELYN RACZKOWSKI 94 GLENDALE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 13 Vol / Pg 02287/00184 District Zoning R1C Class Residential

Property Notes



171-105 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	134,600	105,000	0	128,500
Total	213,700	184,100	0	202,500
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				2287/184	

Situs : 94 GLENDALE ST	Parcel Id: 171-105	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch	Year Built	1942
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Steam	Pre-Fab

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

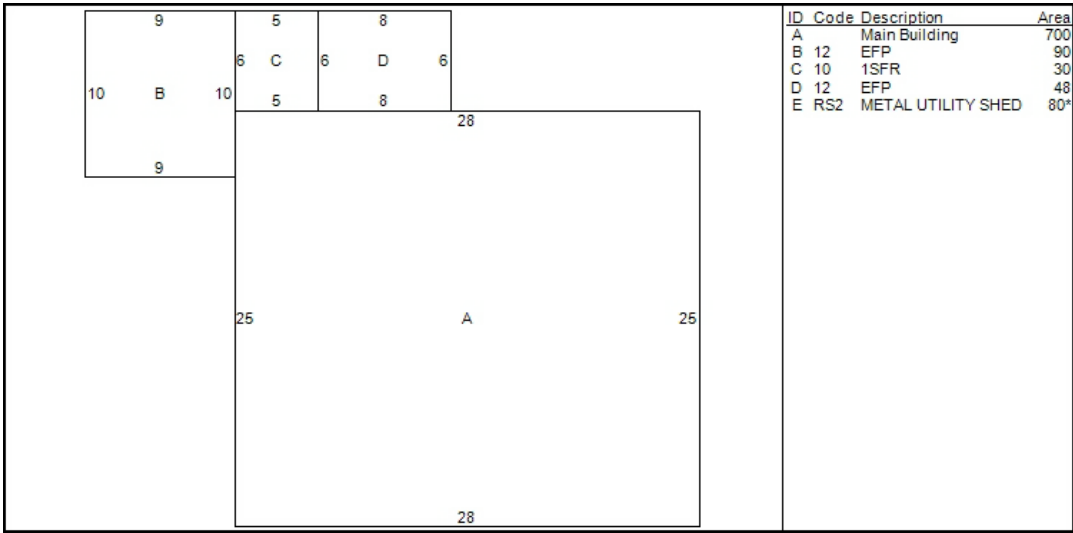
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C-	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	167,727	% Good	55
Plumbing		% Good Override	
Basement	15,739	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	183,470	Additions	3,580

Ground Floor Area	700		
Total Living Area	730	Dwelling Value	104,490

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	8 x 10		80	1	2000	D	A	490

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			1,490	
2		10			1,320	
3		12			770	