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|---|--------|--------------------|---|-----------------------------------|-----------|-------------------|--|---------------------------|--|
| Situs : ANDOVER ST | | Parcel ID: 171-116 | | Class : Vacant Land - Developable | | Card: 1 of 1 | | Printed: October 28, 2020 | |
| CURRENT OWNER | | | GENERAL INFORMATION | | | | | | |
| FRALICK HERBERT P & DORIS T FRALICK 44 GLENDALE ST BROCKTON MA 02302 | | | Living Units Neighborhood 210 Alternate ID 6 Vol / Pg 31986/54496 District Zoning R1C Class Residential | | | | | | |
| Property Notes | | | | | | | | | |
| | | | | | | | | | |
| Land Information | | | | | | | | | |
| Type | | Size | Influence Factors | Influence % | Value | | | | |
| Primary | SF | 5,794 | | | 76,650 | | | | |
| Total Acres: .133 Spot: Location: | | | | | | | | | |
| Assessment Information | | | | | | | | | |
| | | Appraised | Cost | Income | Prior | | | | |
| Land | | 76,700 | 76,700 | 0 | 72,200 | | | | |
| Building | | 0 | 0 | 0 | 0 | | | | |
| Total | | 76,700 | 76,700 | 0 | 72,200 | | | | |
| Manual Override Reason | | | | | | | | | |
| Base Date of Value | | | | | | 1/1/2020 | | | |
| Effective Date of Value | | | | | | 1/1/2020 | | | |
| Value Flag COST APPROACH | | | | | | | | | |
| Gross Building: | | | | | | | | | |
| Permit Information | | | | | | | | | |
| Date Issued | Number | Price | Purpose | % Complete | | | | | |
| | | | | | | | | | |
| Sales/Ownership History | | | | | | | | | |
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee | | | |
| | | | | 31986/54496 | | FRALICK HERBERT P | | | |

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|--------------------|--------------------|----------------------------------|--------------|---------------------------|
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|--------------------|--------------------|----------------------------------|--------------|---------------------------|

| Dwelling Information | |
|-----------------------|-----------------|
| Style | Year Built |
| Story height | Eff Year Built |
| Attic | Year Remodeled |
| Exterior Walls | Amenities |
| Masonry Trim x | In-law Apt No |
| Color | |
| Basement | |
| Basement | # Car Bsm't Gar |
| FBLA Size x | FBLA Type |
| Rec Rm Size x | Rec Rm Type |
| Heating & Cooling | |
| Heat Type | Fireplaces |
| Fuel Type | Stacks |
| System Type | Openings |
| | Pre-Fab |
| Room Detail | |
| Bedrooms | Full Baths |
| Family Rooms | Half Baths |
| Kitchens | Extra Fixtures |
| Total Rooms | |
| Kitchen Type | Bath Type |
| Kitchen Remod | Bath Remod |
| Adjustments | |
| Int vs Ext | Unfinished Area |
| Cathedral Ceiling x | Unheated Area |
| Grade & Depreciation | |
| Grade C | Market Adj |
| Condition | Functional |
| CDU AVERAGE | Economic |
| Cost & Design 0 | % Good Ovr |
| % Complete | |
| Dwelling Computations | |
| Base Price | % Good |
| Plumbing | % Good Override |
| Basement | Functional |
| Heating | Economic |
| Attic | % Complete |
| Other Features 0 | C&D Factor |
| | Adj Factor |
| Subtotal | Additions |
| Ground Floor Area | |
| Total Living Area | Dwelling Value |

| 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 Location |
| Unit Parking | Unit View |
| Model (MH) | Model Make (MH) |

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| | | | | | | |