

Situs : 69 BALTIC AV

Parcel ID: 172-025

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SMITH MAURICE
69 BALTIC AV
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	15
Vol / Pg	51487/209
District	
Zoning	R1C
Class	Residential

Property Notes



172-025 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	769			730

Total Acres: .2473
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,700	95,700	0	91,700
Building	271,000	296,500	0	247,100
Total	366,700	392,200	0	338,800

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/13/19	BP-19-759	12,172	REMODEL	Spoke With Ow ner Maurice, Work

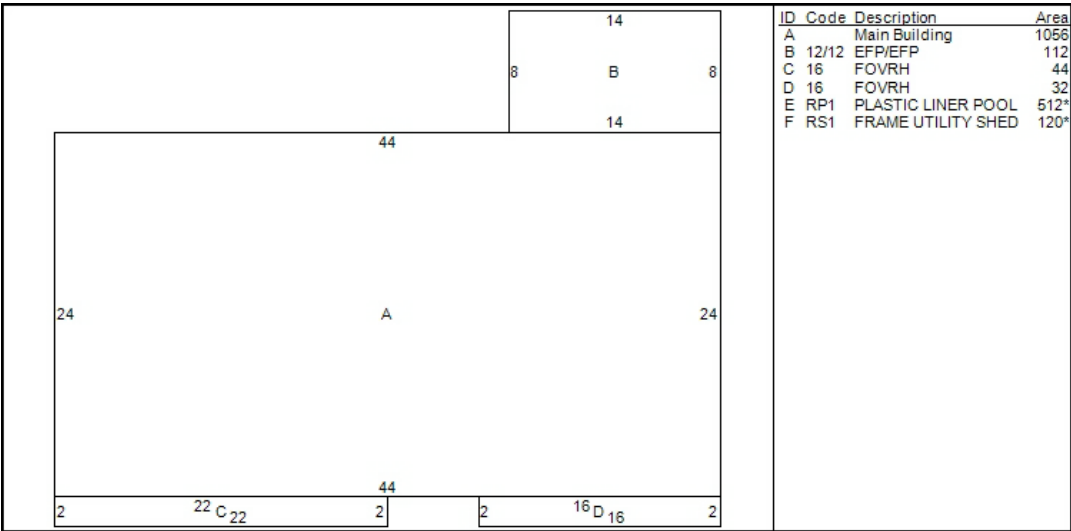
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/19	100	Land + Bldg	Transfer Of Convenience	51487/209	Quit Claim	SMITH MA URICE
11/27/00	200,000	Land + Bldg	Valid Sale	19102/133		SMITH MA URICE
06/01/94	127,800	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Raised Ranch	Year Built	1968
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	2
FBLA Size	528	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	242,230	% Good	84
Plumbing	16,312	% Good Override	
Basement	22,730	Functional	
Heating	6,604	Economic	
Attic	0	% Complete	
Other Features	45,264	C&D Factor	
		Adj Factor	1
Subtotal	333,140	Additions	11,000
Ground Floor Area	1,056		
Total Living Area	1,660	Dwelling Value	290,840

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	512	512	1	1974	C	A	5,330
Frame Shed	1 x	120	120	1	1977	C	F	330

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	12		5,290	
2		16			3,190	
3		16			2,520	