

Situs : 11 BALTIC AV

Parcel ID: 172-031

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

OHARE KRISTEN M
11 BALTIC AV
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 21
Vol / Pg 31347/154
District
Zoning R1C
Class Residential



172-031 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 6,341			6,020

Total Acres: .3752
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	101,000	101,000	0	96,800
Building	254,200	272,300	0	228,800
Total	355,200	373,300	0	325,600

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
09/02/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/29/04	42136	29,000	BLDG Wndw s, Drs, Cei	100
06/21/04	42074	8,065	BLDG Wndw s & Entry D	100
01/26/04	41170	4,000	BLDG Temp Mobile Hm	100
07/14/99	31056	500	BLDG Close Deck W/Sc	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/05	1	Land + Bldg	Family Sale	31347/154		
02/01/01	180,000	Land + Bldg	Valid Sale	19331/152		

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Dwelling Information

Style	Raised Ranch	Year Built	1969
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

Basement

Basement	Full	# Car Bsm t Gar	1
FBLA Size	600	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

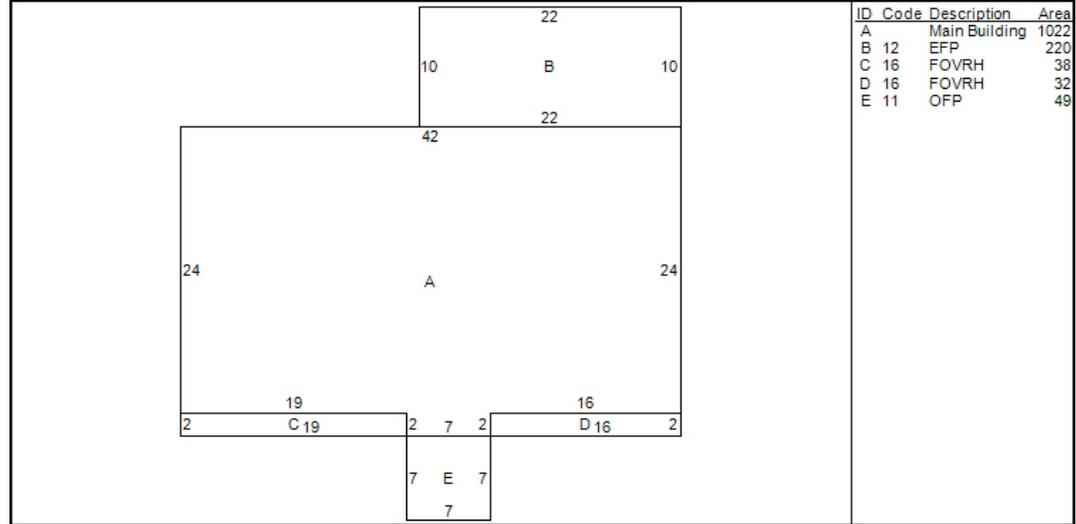
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	236,817	% Good	84
Plumbing	6,525	% Good Override	
Basement	22,222	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	44,095	C&D Factor	
		Adj Factor	1
Subtotal	309,660	Additions	12,180
Ground Floor Area	1,022		
Total Living Area	1,692	Dwelling Value	272,290

Building Notes

ID	Code	Description	Area
A		Main Building	1022
B	12	EFP	220
C	16	FOVRH	38
D	16	FOVRH	32
E	11	OFF	49



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 Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		12			6,050
2		16			2,690
3		16			2,350
4		11			1,090