

Situs : 215 NORTH AV		Parcel ID: 172-047		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
GREEN TRAVIS LORRAINE GREEN 215 NORTH AV BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 70 Vol / Pg 45381/283 District Zoning R1C Class Residential		

Property Notes

8/2014 MULTI PCL NOW ONE
 08/2014 MRGD PCLS SP LESS

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 11,117			10,560
<div> <div>Total Acres: .4848</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	105,600	105,600	0	101,100
Building	350,700	418,800	0	304,700
Total	456,300	524,400	0	405,800
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other
12/31/14	HOD	Unimproved	Other

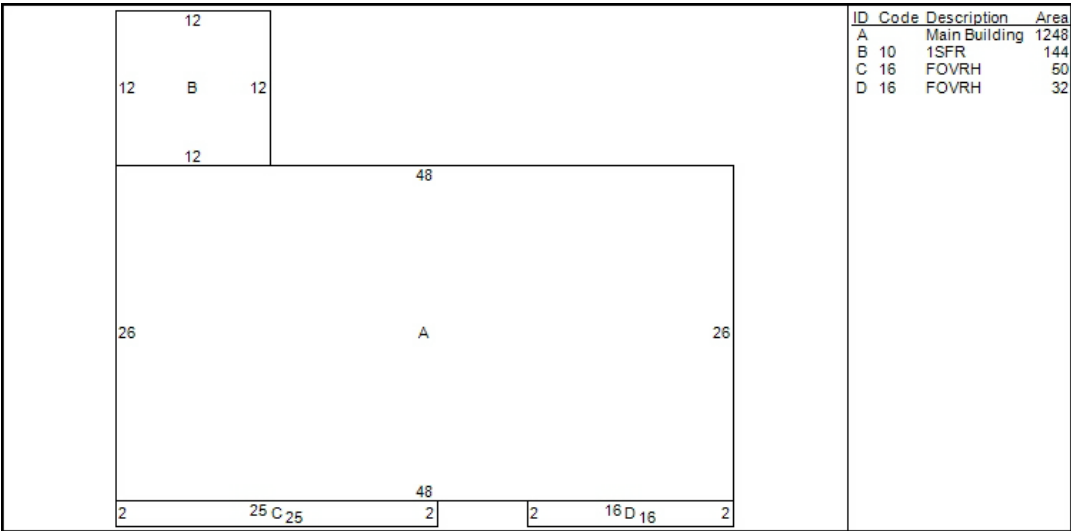
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/14/16	1	0	BLDG 100% Complete	100
03/16/15	O60663	0	BLDG Occupancy	100
01/01/15	2	0	BLDG Carry At 70%	70

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/30/15	319,000	Land + Bldg	Valid Sale	45381/283		GREEN TRAVIS
02/11/15		Land + Bldg	Transfer Of Convenience	45218/332		LAWCEWICZ GARY TRUSTEE
08/27/14	160,000	Land Only	Sale Of Multiple Parcels	LC/120905		
08/27/14	60,000	Land Only	Outlier-Written Desc Needed	44681/225		

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Dwelling Information			
Style	Raised Ranch	Year Built	2014
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	1,174	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	
Kitchens		Extra Fixtures	
Total Rooms	7	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	B	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	302,224	% Good	93
Plumbing	21,749	% Good Override	
Basement	28,360	Functional	
Heating	8,239	Economic	
Attic	0	% Complete	
Other Features	69,540	C&D Factor	
		Adj Factor	1
Subtotal	430,110	Additions	18,790
Ground Floor Area	1,248		
Total Living Area	2,648	Dwelling Value	418,790

Building Notes	



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

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C+
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			11,350	
2		16			4,370	
3		16			3,070	