

Situs : 19 BELGRAVIA AV

Parcel ID: 172-364

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ALMEIDA CATARINA S
STEVEN ALMEIDA
19 BELGRAVIA AV
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 12
Vol / Pg 50889/335
District
Zoning R1C
Class Residential



172-364 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 831			550

Total Acres: .3635
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	99,600	99,600	0	86,700
Building	164,300	180,200	0	183,100
Total	263,900	279,800	0	269,800

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
08/14/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/11/20	1021	5,615	REMODEL	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/12/19	265,000	Land + Bldg	Valid Sale	50889/335	Quit Claim	ALMEIDA CATARINA S
05/19/99	101,900	Land + Bldg	Valid Sale	17470/133		

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Dwelling Information

Style	Cape	Year Built	1949
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		

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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	1
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

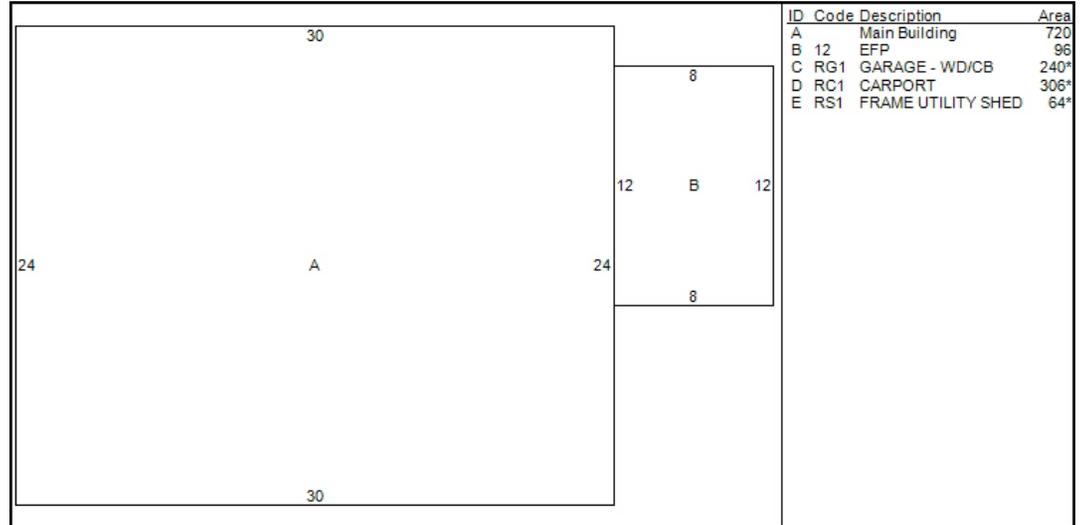
Grade & Depreciation

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

Dwelling Computations

Base Price	189,995	% Good	69
Plumbing	9,787	% Good Override	
Basement	17,829	Functional	
Heating	0	Economic	
Attic	30,709	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	248,320	Additions	2,210
Ground Floor Area	720		
Total Living Area	1,008	Dwelling Value	173,550

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 240		240	1	1950	C	A	5,310
Carport	1 x 306		306	1	1995	C	A	1,090
Frame Shed	8 x 8		64	1	1985	C	A	240

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			2,210