

<b>Situs : 244 NORTH AV</b>	<b>Parcel ID: 172-525</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
MONCHERY NADIA JOSES PIERRE C/O SHANI SCHEIMAN 244 NORTH AV BROCKTON MA 02301	Living Units 1 Neighborhood 200 Alternate ID 41 WINTER Vol / Pg 50043/291 District Zoning R1C Class Residential

Property Notes
VAC&ABAN



172-525 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,122		87,930
Total Acres: .1176 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,900	87,900	0	84,700
Building	185,500	188,600	0	191,200
Total	273,400	276,500	0	275,900
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

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

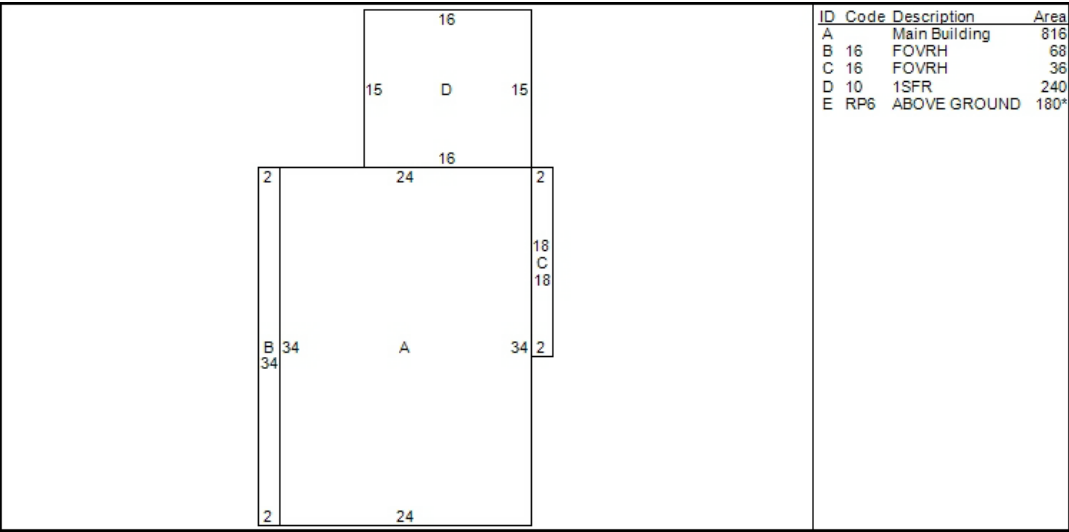
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/28/20	725	1,071	EXTERIOR R W S	
08/08/18	69808	9,150	ROOF/NEW	100
03/08/02	36271	19,700	BLDG Rep Dk/Dk W Rf	100
10/03/01	35501	7,800	BLDG Vinyl Side, 3 D	100
05/13/99	30695	5,000	BLDG Gut Kitchen& Re	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/16/18	245,000	Land + Bldg	Repossession	50043/291	Warranty Deed	MONCHERY NADIA
01/20/17	151,000	Land + Bldg	Repossession	48026/305	Foreclosure	VENTURES TRUST
06/13/97	99,900	Land + Bldg	Valid Sale			

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1961
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	400	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	189,704	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	8,901	<b>Functional</b>	
<b>Heating</b>	5,172	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	19,744	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	223,520	<b>Additions</b>	18,700
<b>Ground Floor Area</b>	816		
<b>Total Living Area</b>	1,560	<b>Dwelling Value</b>	188,580

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	1961	C	A	

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,880	
2		16			2,280	
3		10			12,540	