

Situs : 86 BALTIC AV	Parcel ID: 172-541	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NTAKOULAS THEODOROS LE HELEN NTAKOULAS LE 86 BALTIC AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 11-1 Vol / Pg 42771/105 District Zoning R1C Class Residential
Property Notes	



172-541 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,830			1,740
<div>Total Acres: .2716</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,700	96,700	0	92,700
Building	269,200	294,300	0	244,000
Total	365,900	391,000	0	336,700
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
09/02/20	CM	Field Review	Other
09/25/02	BM	Entry & Sign	Ow ner

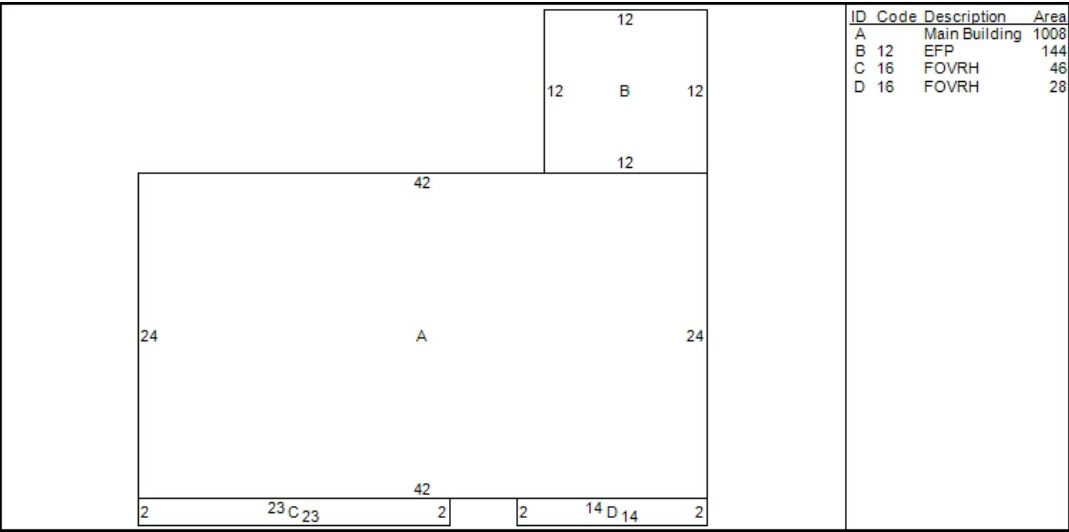
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/02/07	48815	1,200	BLDG Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/13		Land + Bldg	Transfer Of Convenience	42771/105		

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Dwelling Information			
Style	Raised Ranch	Year Built	1980
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens	2	Extra Fixtures	1
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	234,652	% Good	87
Plumbing	13,050	% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	57,519	C&D Factor	
		Adj Factor	1
Subtotal	327,240	Additions	9,570
Ground Floor Area	1,008		
Total Living Area	1,882	Dwelling Value	294,270

Building Notes	



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			4,090	
2		16			3,220	
3		16			2,260	