

Situs : 139 NORWICH RD

Parcel ID: 173-083

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

NOONAN STEVEN W
DEBORAH A NOONAN
139 NORWICH RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 11
Vol / Pg 14478/00179
District
Zoning R1C
Class Residential



173-083 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,040			1,940

Total Acres: .2764
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,900	96,900	0	92,900
Building	176,100	170,500	0	155,900
Total	273,000	267,400	0	248,800

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
09/03/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/06/15	B61579	4,000	BLDG Btu Gas Furnace	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/96	85,900	Land + Bldg	Valid Sale	14478/179		

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Dwelling Information

Style Ranch Slab **Year Built** 1964
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls A/Vinyl **Amenities**
Masonry Trim x
Color Natural **In-law Apt** No

Basement

Basement Pier/Slab **# 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 Hot Water **Pre-Fab**

Room Detail

Bedrooms 3 **Full Baths** 1
Family Rooms 1 **Half Baths**
Kitchens **Extra Fixtures**
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

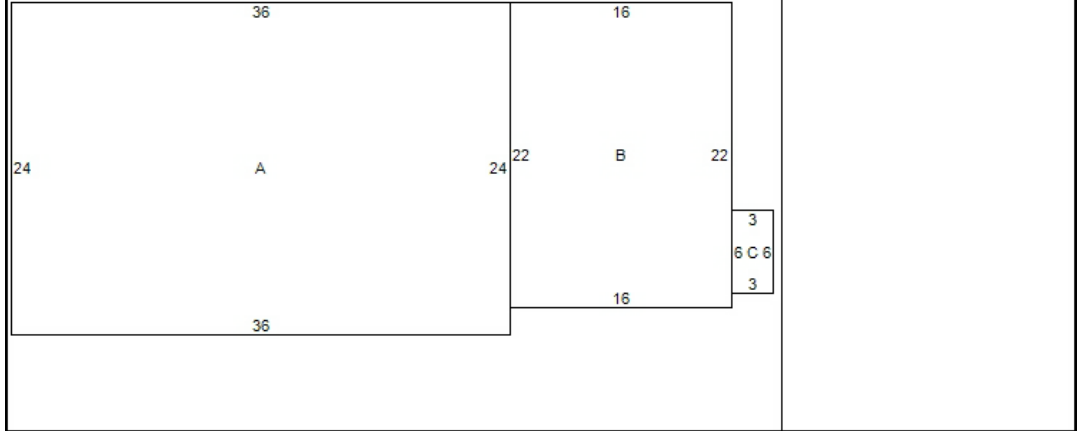
Grade C **Market Adj**
Condition Good **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete

Dwelling Computations

Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	16,570
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	170,360

Building Notes

ID	Code	Description	Area
A		Main Building	864
B	10	1SFR	352
C	14	FUB	18
D	RS1	FRAME UTILITY SHED	60*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 10		60	1	1980	D	F	120

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		10			16,340
2		14			230