


Situs : 136 NORWICH RD		Parcel ID: 173-108		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FRANCOIS IRMA 136 NORWICH RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 28 COE Vol / Pg 51523/242 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>173-108 03/16/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	350			330				
Total Acres: .2376 Spot: Location:									
Assessment Information									
					Appraised	Cost	Income	Prior	
Land					95,300	95,300	0	91,300	
Building					259,200	329,600	0	244,300	
Total					354,500	424,900	0	335,600	
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
12/27/99	31987	62,000	BLDG 2nd Sty F Rm, B		100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/19/19	405,000	Land + Bldg	Valid Sale	51523/242	Quit Claim	FRANCOIS IRMA			
09/10/12	232,900	Land + Bldg	Valid Sale	41922/275		CINTRON ROBERT C			
04/01/91	111,000	Land + Bldg	Valid Sale						

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Dwelling Information

Style	Colonial	Year Built	1964
Story height	2	Eff Year Built	2000
Attic	None	Year Remodeled	1999
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	2

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

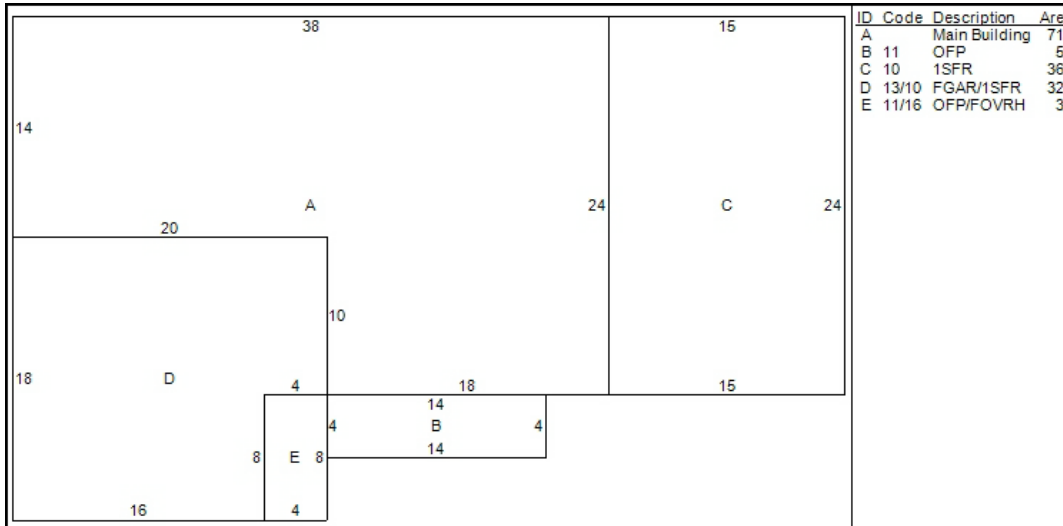
Grade & Depreciation

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

Dwelling Computations

Base Price	311,258	% Good	85
Plumbing	9,787	% Good Override	
Basement	5,648	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	7,379	C&D Factor	
		Adj Factor	1
Subtotal	334,070	Additions	45,660
Ground Floor Area	712		
Total Living Area	2,144	Dwelling Value	329,620

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			1,280
2		10			20,230
3		13	10		21,510
4		11	16		2,640