

**Situs : 323 NORTH AV**

**Parcel ID: 173-177**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

BUFFORD DEBITA  
323 NORTH AV  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 68A  
Vol / Pg 44943/233  
District  
Zoning R1C  
Class Residential

**Property Notes**



173-177 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 21,343			20,280

Total Acres: .7196  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	115,300	115,300	0	110,400
<b>Building</b>	234,400	289,000	0	229,900
<b>Total</b>	349,700	404,300	0	340,300

**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
11/22/17	HP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/23/14	B599995	18,000	BLDG Int/Ext Repairs	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/24/18	315,000	Land + Bldg	Valid Sale	50666/145	Quit Claim	BUFFORD DEBITA
11/14/14	293,900	Land + Bldg	Valid Sale	44943/233		
04/09/14	158,000	Land + Bldg	Sale After Foreclosure	44215/16		
01/02/14	219,972	Land + Bldg	Repossession			
06/01/85	96,900	Land + Bldg	Valid Sale			
10/01/84	87,600	Land + Bldg				

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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	1,020	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		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Excellent	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	264,694	% Good	76
Plumbing	9,787	% Good Override	
Basement	24,838	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	67,271	C&D Factor	
		Adj Factor	1
Subtotal	366,590	Additions	10,340
Ground Floor Area	1,200		
Total Living Area	2,220	Dwelling Value	288,950

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1975	C	A	

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			1,980	
2		13			7,750	
3		14			610	

Building Notes	