Situs : 315 NORTH AV	Parcel ID: 173-178	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020

CURRENT OWNER

PIERRE HERBY
MARIE NAPOLEON
315 NORTH AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	68B
Vol / Pg	22950/184
District	
Zoning	R1C
Class	Residential

Property Notes

173-178 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	2,170			2,060

Total Acres: .2794
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,100	97,100	0	93,000
Building	178,000	187,600	0	194,300
Total	275,100	284,700	0	287,300

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH   **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
09/03/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
07/29/19	BP-19-1339	11,400	SOLARPANLS		
04/10/15	B61835	1,865	BLDG	Insulation	0
09/03/08	50671	3,400	BLDG	Rep 1 Bay Windo	0
04/17/08	50025	4,200	BLDG	Rep 8 Windows	0
02/15/07	48074	4,500	BLDG	Replace Shingle	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/02	228,000	Land + Bldg	Valid Sale	22950/184		PIERRE HERBY
08/27/99	146,000	Land + Bldg	Sale Of Portion/Other Comm	17812/280		

RESIDENTIAL PROPERTY RECORD CARD   2021

BROCKTON

Situs : 315 NORTH AV	Parcel Id: 173-178	Class: Single Family Residence

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Dwelling Information

Style	F To B Splt	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Part	# Car Bsmt Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling / Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	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	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	237,960	Additions	5,850
Ground Floor Area	884		
Total Living Area	1,384	Dwelling Value	186,700

Building Notes

ID	Code	Description	Area
A		Main Building	884
B	16	FOVRH	68
C	16	FOVRH	32
D	31	WDK	24
E	RS1	FRAME UTILITY SHED	100*
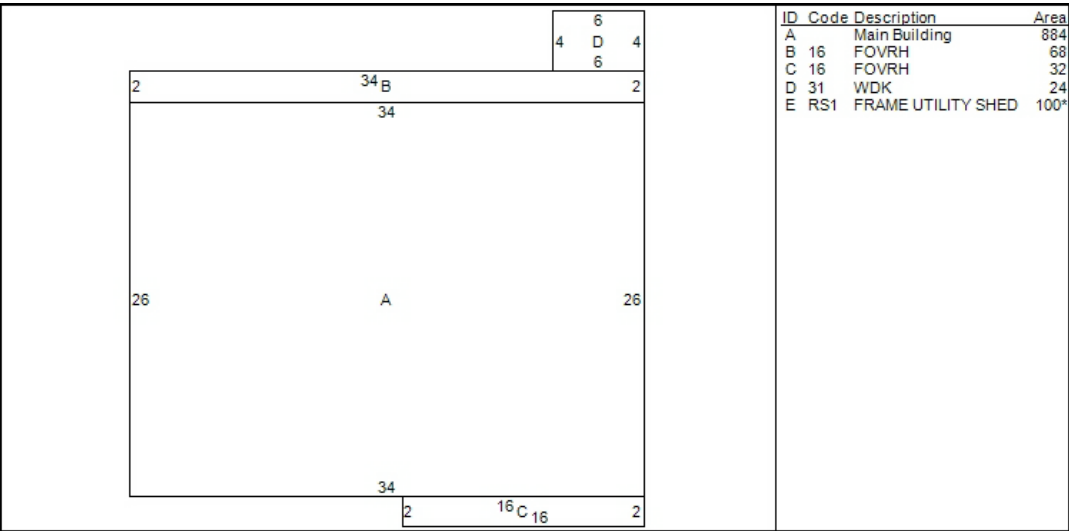
Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	2007	C	A	920

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		16			3,570
2		16			1,980
3		31			300