

Situs : 311 NORTH AV	Parcel ID: 173-179	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MILLIEN JEFF 311 NORTH AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 68E Vol / Pg 35667/271 District Zoning R1C Class Residential

Property Notes



173-179 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,000		89,200
Total Acres: .1377 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,200	89,200	0	85,800
Building	186,200	195,900	0	201,100
Total	275,400	285,100	0	286,900
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

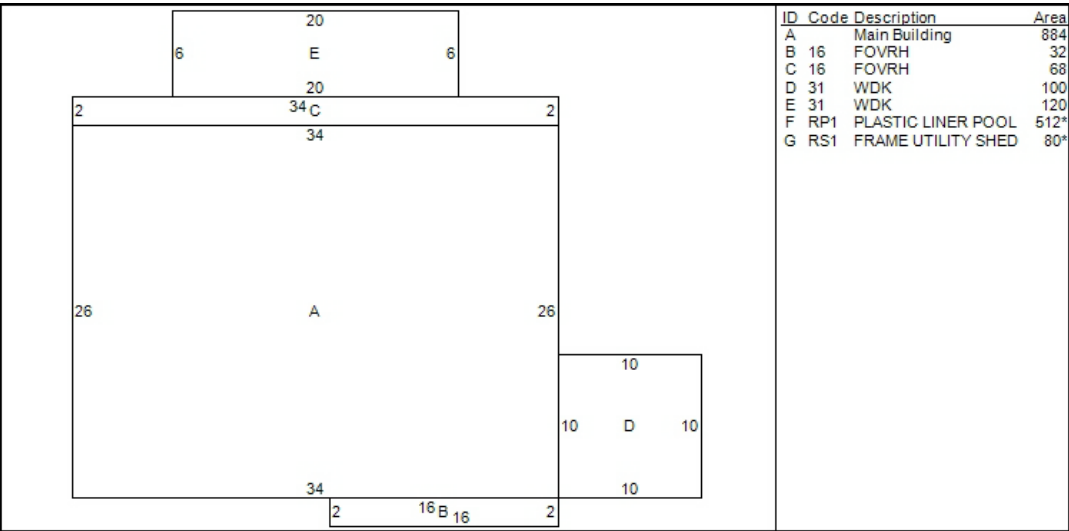
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/29/08	164,900	Land + Bldg	Valid Sale	35667/271		
02/15/08	180,470	Land + Bldg	Repossession	35610/95		
11/10/05	250,000	Land + Bldg	Valid Sale	31704/002		
02/15/02	172,000	Land + Bldg	Valid Sale	21558/202		

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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	White	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't 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		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	8,060
Ground Floor Area	884		
Total Living Area	1,384	Dwelling Value	188,910

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x 512		512	1	1982	C	G	6,660
Frame Shed	1 x 80		80	1	1982	C	A	290

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		16			1,980	
2		16			3,570	
3		31			1,140	
4		31			1,370	