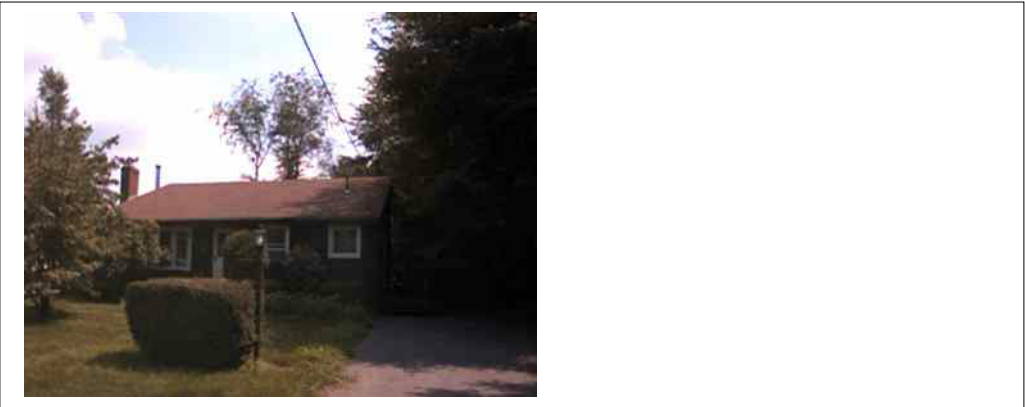


Situs : 301 NORTH AV	Parcel ID: 173-181	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KNEELAND KENNETH CHERYL KNEELAND 301 NORTH AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 68D Vol / Pg 38026/083 District Zoning R1C Class Residential
Property Notes	



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	179,600	185,100	0	193,600
Total	268,800	274,300	0	279,400
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
12/14/09	147,000	Land + Bldg	Valid Sale	38026/083		
08/06/09	135,000	Land + Bldg	Repossession	37587/022		
08/30/06	250,000	Land + Bldg	Court Order/Decree	33279/272		
11/22/00		Land + Bldg	Transfer Of Convenience	19089/336		

Situs : 301 NORTH AV	Parcel Id: 173-181	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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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	Frame	Amenities	
Masonry Trim	x		
Color	Brow n	In-law Apt	No

Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	354	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

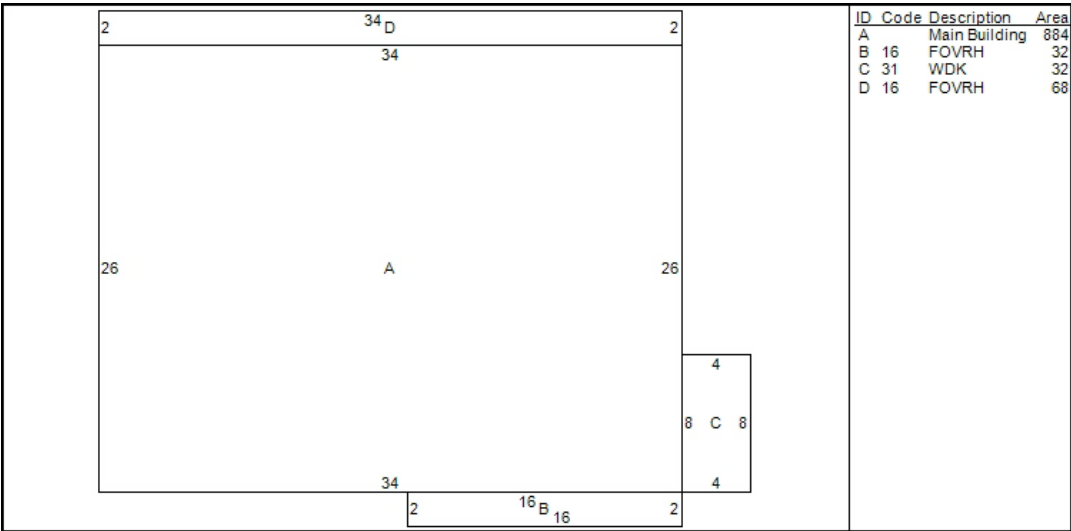
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	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	26,856	C&D Factor	
		Adj Factor	1
Subtotal	235,690	Additions	5,930

Ground Floor Area	884	Dwelling Value	185,050
Total Living Area	1,338		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		31			380	
3		16			3,570	