

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 291 NORTH AV

Parcel ID: 173-183

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER CONRAD DONNA

291 NORTH AV

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 69B Vol / Pg 18664/157

District

R1C Residential

Zoning Class

Property Notes



173-183 03/16/2020

Value Flag MARKET APPROACH

Gross Building:

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	1,700			1,620

Total Acres: .2686

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	96,600	96,600	0	92,600
Building	158,400	176,700	0	183,100
Total	255,000	273,300	0	275,700

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Entrance Information

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

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
07/08/98	29195	5,000	BLDG	Vinyl Siding	100
04/30/98	28820	1,000	BLDG	New Roof	100

Sales/Ownership History

Price Type **Transfer Date** 06/30/00 148,700 Land + Bldg

Validity Valid Sale Deed Reference Deed Type 18664/157

Grantee



RESIDENTIAL PROPERTY RECORD CARD 202

2021

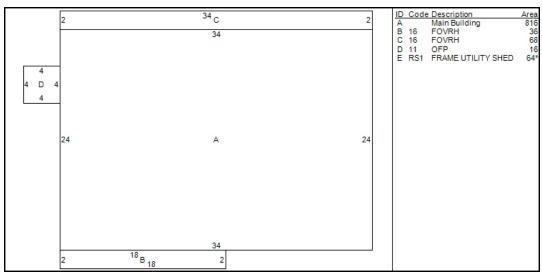
BROCKTON

Situs : 291 NORTH	AV	Parcel Id: 173-183					
	Dw	elling Infor	mation				
Style Story height Attic Exterior Walls Masonry Trim Color	None Al/Vinyl X	Yea	Year Built Eff Year Built ar Remodeled Amenities In-law Apt				
00101	Basement						
Basement FBLA Size Rec Rm Size	400	#	Car Bsmt Gar FBLA Type Rec Rm Type				
Heating	& Cooling		Fireplace	s			
Heat Type Fuel Type System Type	Central Ac Gas Warm Air		Stacks Openings Pre-Fab				
		Room Det	ail				
Bedrooms Family Rooms Kitchens Total Rooms			Full Baths Half Baths Extra Fixtures	1			
Kitchen Type Kitchen Remod	No		Bath Type Bath Remod	No			
		Adjustme	nts				
Int vs Ext Cathedral Ceiling		_	finished Area Inheated Area				
	Gra	ide & Depre	ciation				
Grade Condition CDU Cost & Design % Complete	Good AVERAGE		Market Adj Functional Economic % Good Ovr				
	Dw e	lling Comp	utations				
Base Price Plumbing Basement Heating Attic Other Features Subtotal	189,70 8,90 5,17 19,74 223,52	% (1 2 0 4	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	76 1 6,460			
Ground Floor Area Total Living Area	81 1,32	6	welling Value	176,340			
		Building No	tes				

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			Outbuilding	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt G	rade	Condition	Value
Frame Shed	1 x	64	64	1	1995	С	Α	310

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			2,280			
2		16			3,880			
3		11			300			