


Situs : 291 NORTH AV		Parcel ID: 173-183		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CONRAD DONNA 291 NORTH AV BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 69B Vol / Pg 18664/157 District Zoning R1C Class Residential						
Property Notes									
<div><p>173-183 03/16/2020</p></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF 10,000			95,000					
Residual	SF 1,700			1,620					
Total Acres: .2686 Spot: Location:									
Assessment Information									
		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									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
09/03/20	CM	Field Review	Other						
Permit Information									
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									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/30/00	148,700	Land + Bldg	Valid Sale	18664/157					

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Dwelling Information

Style

F To B Splt

Year Built

1959

Story height

1

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Yellow

Basement

Basement

Part

Car Bsm't Gar

FBLA Size

400

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Central Ac

Stacks

Fuel Type

Gas

Openings

System Type

Warm Air

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

5

Bath Type

Kitchen Type

Bath Remod

No

Kitchen 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

189,704

% Good

76

Plumbing

% Good Override

Basement

8,901

Functional

Heating

5,172

Economic

Attic

0

% Complete

Other Features

19,744

C&D Factor

Subtotal

223,520

Adj Factor

1

Additions

6,460

Ground Floor Area

816

Dwelling Value

176,340

Total Living Area

1,320

Building Notes

2

34

C

2

34

4

D

4

4

24

A

24

2

18

B

18

2

ID

Code

Description

Area

A

16

Main Building

816

B

16

FOVRH

36

C

16

FOVRH

68

D

11

OFF

16

E

RS1

FRAME UTILITY SHED

64*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

1 x 64

64

1

1995

C

A

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