

**Situs : 279 NORTH AV**

**Parcel ID: 173-185**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

LOUISSANT JOANE  
279 NORTH AVE  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	69D
Vol / Pg	26256/108
District	
Zoning	R1C
Class	Residential

## Property Notes

VAC&amp;ABAN



173-185 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,142		92,310

Total Acres: .1869  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	92,300	92,300	0	88,600
Building	156,900	171,700	0	181,000
Total	249,200	264,000	0	269,600

## Manual Override Reason

Base Date of Value 1/1/2020

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Effective Date of Value** 1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
09/03/20	CM	Field Review	Other
11/22/17	HP	Field Review	Other

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/06/20	362	3,800	REMODEL	
08/22/18	69899	7,000	ROOF/NEW	100
05/11/98	28895	5,000	BLDG Remodeling	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/24/18	280,000	Land + Bldg	Repossession	50667/333	Quit Claim	LOUISSANT JOANE
12/07/18	212,500	Land + Bldg	Repossession	50603/32	Foreclosure	WILMINGTON SAVINGS FUND SOCIETY
08/20/03		Land + Bldg	Transfer Of Convenience	26256/108		LOUISSANT JOANE

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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	White		
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	
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	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	218,350	Additions	5,770
Ground Floor Area	816		
Total Living Area	1,320	Dwelling Value	171,720
Building Notes			
HOUSE SAYS #283			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>816</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>36</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	816	B	16	FOVRH	36	C	16	FOVRH	68
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A		Main Building	816															
B	16	FOVRH	36															
C	16	FOVRH	68															
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			2,200													
2		16			3,570													