

Situs : 251 NORTH AV

Parcel ID: 173-196

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ZAMMITO RICHARD J
ALLY SON N ZAMMITO
251 NORTH AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 43 WINTER
Vol / Pg 50402/87
District
Zoning R1C
Class Residential

Property Notes



173-196 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,000			950

Total Acres: .2526
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,000	96,000	0	91,900
Building	200,600	244,000	0	224,300
Total	296,600	340,000	0	316,200

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
09/04/20	CM	Field Review	Other
04/17/19	CP	Field Review	Other
09/21/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/22/06	47081	0	BLDG Pellet Stove	100
05/10/06	46401	39,484	BLDG Patio Rm On Slab	100

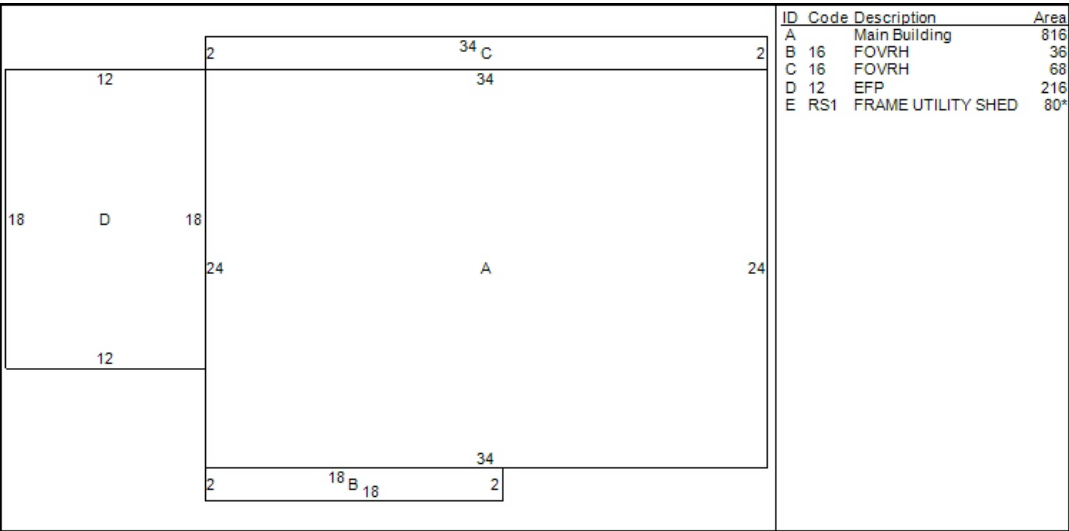
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/18	349,500	Land + Bldg	Valid Sale	50402/87 5278/350	Quit Claim	ZAMMITO RICHARD J

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Dwelling Information			
Style	F To B Splt	Year Built	1959
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	2015
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	500	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	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	204,880	% Good	85
Plumbing	6,525	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	40,477	C&D Factor	
		Adj Factor	1
Subtotal	271,110	Additions	13,020
Ground Floor Area	816		
Total Living Area	1,420	Dwelling Value	243,460

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	2000	C	A	490

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			2,640	
2		16			4,340	
3		12			6,040	