


Situs : 68 ALPHONSE RD	Parcel ID: 174-041	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LANGTON MICHAEL D ELIZABETH A LANGTON 68 ALPHONSE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 8 Vol / Pg 22448/225 District Zoning R1C Class Residential
Property Notes	



174-041 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 365			350
<div> <div>Total Acres: .238</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,400	95,400	0	91,300
Building	189,900	211,100	0	187,500
Total	285,300	306,500	0	278,800
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
09/16/19	CP	Field Review	Other
12/19/17	CP	Field Review	Other
10/21/14	JOD	Estimated For Misc Reason	Other

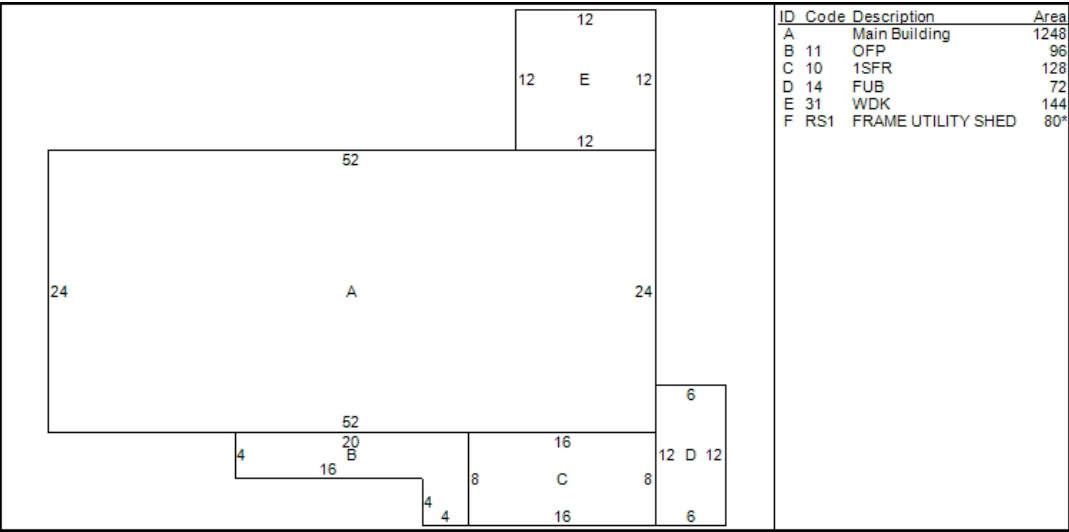
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/16/14	B61383	3,000	BLDG Duct Work	100
04/01/14	B59679	3,500	BLDG Enlrg Rm+Wndw	100
02/27/13	B57793	0	BLDG Insulation	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/22/18	1	Land + Bldg	Family Sale	50200/126	Quit Claim	LANGTON MICHAEL D
07/18/02		Land + Bldg	Court Order/Decree	22448/225		LANGTON MICHAEL D
07/14/98	105,000	Land + Bldg	Valid Sale	16400/296		
09/01/85	94,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
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	Pier/Slab	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	251,853	% Good	76
Plumbing		% Good Override	
Basement	7,541	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	262,810	Additions	10,570
Ground Floor Area	1,248		
Total Living Area	1,376	Dwelling Value	210,310

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2008	C	A	780

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		11			1,750	
2		10			6,310	
3		14			840	
4		31			1,670	