

**Situs : 76 ALPHONSE RD**

**Parcel ID: 174-042**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

ARRINGTON JULIUS R  
CHARLOTTE ARRINGTON  
76 ALPHONSE ROAD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 9A  
Vol / Pg 47247/57  
District  
Zoning R1C  
Class Residential

**Property Notes**



174-042 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,600			2,470

Total Acres: .2893  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	97,500	97,500	0	93,400
<b>Building</b>	197,700	231,700	0	180,500
<b>Total</b>	295,200	329,200	0	273,900

**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
09/16/19	CP	Field Review	Other
11/21/18	CP	Field Review	Other
05/24/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/20/18	68485	13,399	ROOF/NEW	100
07/10/00	33054	1,800	BLDG Reroof Over Old	100

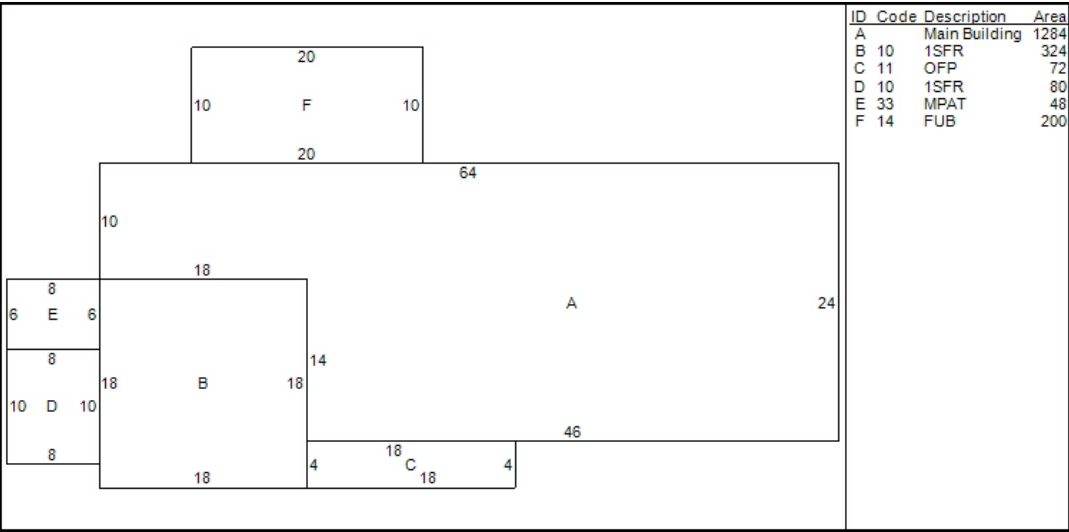
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/16	1	Land + Bldg	Family Sale	47247/57	Quit Claim	ARRINGTON JULIUS R
06/28/16	223,000	Land + Bldg	Outlier-Written Desc Needed	47110/75	Quit Claim	ARRINGTON CHARLOTTE
10/21/05	1	Land + Bldg	Transfer Of Convenience	31571/061		
05/05/00		Land + Bldg	Court Order/Decree	18497/94		
10/01/92	90,000	Land + Bldg	Valid Sale			
03/01/84	56,000	Land + Bldg	Valid Sale			

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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1962
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	1
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	257,116	<b>% Good</b>	76
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	7,698	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	3,416	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	274,270	<b>Additions</b>	23,250
<b>Ground Floor Area</b>	1,284		
<b>Total Living Area</b>	1,688	<b>Dwelling Value</b>	231,700

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		10			15,120	5		14			2,200
2		11			1,370						
3		10			4,180						
4		33			380						