

Situs : 90 ALPHONSE RD		Parcel ID: 174-045		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DEAS RONALD R SR CARLA L DEAS C/O ADRIENNE Y BAKER 90 ALPHONSE RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 10 Vol / Pg 19141/139 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF 10,000					95,000		
Residual		SF 900					860		
Total Acres: .2503 Spot: Location:									
Entrance Information									
Date	ID	Entry Code		Source					
09/04/20	CM	Field Review		Other					
09/16/19	CP	Field Review		Other					
Assessment Information									
		Appraised		Cost		Income		Prior	
Land		95,900		95,900		0		91,800	
Building		214,000		234,100		0		197,200	
Total		309,900		330,000		0		289,000	
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
09/09/20	09-09-2020	9,000	SOLARPANLS						
07/11/20	995	2,112	SOLARPANLS						
04/10/12	56331	3,000	BLDG	Roof	0				
11/17/11	55792	9,800	BLDG	Wndw +Bath	0				
07/23/99	31132	970	BLDG	Rep Xisting Dec	100				
Sales/Ownership History									
Transfer Date		Price	Type	Validity		Deed Reference	Deed Type	Grantee	
12/06/00			Land + Bldg	Transfer Of Convenience		19141/139		DEAS RONALD R SR	
05/01/96		96,500	Land + Bldg	Valid Sale					

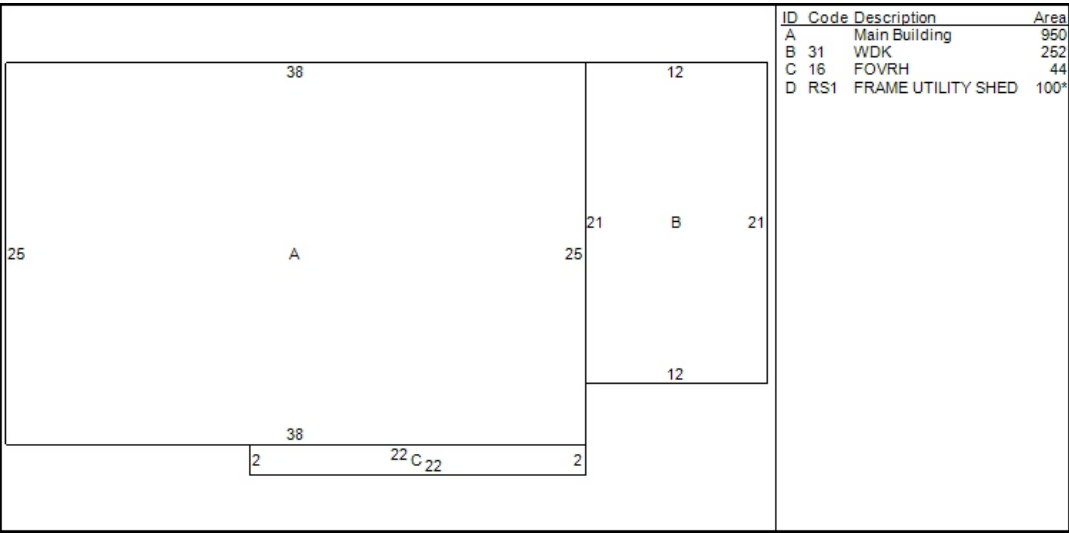


174-045 03/16/2020

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Dwelling Information			
Style	F To B Splt	Year Built	1967
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	No	Bath 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	209,000	% Good	85
Plumbing	9,062	% Good Override	
Basement	9,806	Functional	
Heating	5,698	Economic	
Attic	0	% Complete	
Other Features	34,063	C&D Factor	
		Adj Factor	1
Subtotal	267,630	Additions	6,210
Ground Floor Area	950		
Total Living Area	1,494	Dwelling Value	233,700

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 10		100	1	1990	C	A	370

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		31			3,230	
2		16			2,980	