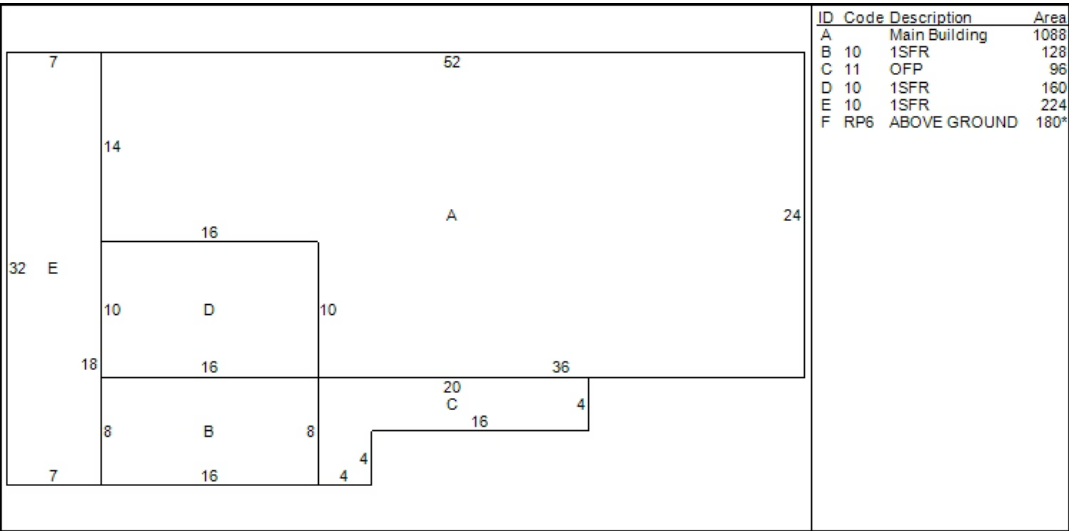


Situs : 98 ALPHONSE RD		Parcel ID: 174-046		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CARDINALE KAREN M 98 ALPHONSE RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 11 Vol / Pg 19821/73 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF 10,000					95,000		
Residual		SF 850					810		
Total Acres: .2491 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		95,800		95,800		0		91,800	
Building		175,100		208,100		0		187,000	
Total		270,900		303,900		0		278,800	
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	
03/31/03		B39135		8,000		BLDG Roof, Winds, Siding		100	
Sales/Ownership History									
Transfer Date		Price		Type		Validity		Deed Reference	
05/11/01		21,000		Land + Bldg		Family Sale		19821/73	
05/01/89		125,000		Land + Bldg		Valid Sale			
12/01/86		110,900		Land + Bldg				Grantee	
								CARDINALE KAREN M	

Situs : 98 ALPHONSE RD	Parcel Id: 174-046	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Ranch Slab	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
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	228,798	% Good	76
Plumbing		% Good Override	
Basement	6,850	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	239,060	Additions	26,450
Ground Floor Area	1,088		
Total Living Area	1,600	Dwelling Value	208,140

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	1996	C	A	

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		10			6,310	
2		11			1,750	
3		10			7,750	
4		10			10,640	