

2021 RESIDENTIAL PROPERTY RECORD CARD

**BROCKTON** 

Situs: 91 ALPHONSE RD

Parcel ID: 174-125

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** 

FARRELL JAMES T 91 ALPHONSE RD BROCKTON MA 02302 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 200 Alternate ID 13

Vol / Pg 08097/00121

District Zoning Class

R1C Residential

**Property Notes** 



174-125 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	350			330

Total Acres: .2376 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	95,300	95,300	0	91,300
Building	185,900	195,600	0	178,200
Total	281,200	290,900	0	269,500

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Information				
Date	ID	Entry Code	Source			
09/04/20	CM	Field Review	Other			
09/16/19	CP	Field Review	Other			

		Permit Information	
Date Issued N	Number Price	Purpose	% Complete

## Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 8097/121



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## RESIDENTIAL PROPERTY RECORD CARD 20

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2021

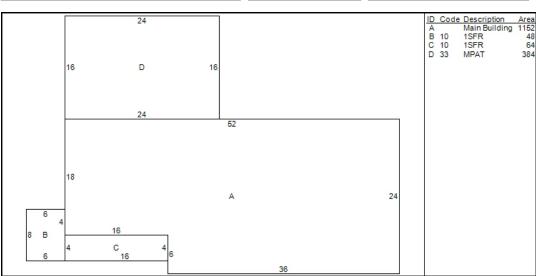
## BROCKTON

**Dwelling Information** Style Ranch Slab Year Built 1964 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Pier/Slab # Car Bsmt 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 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 Average **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 238,070 Base Price % Good 76 **Plumbing** % Good Override 7,128 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adj Factor 1 245,200 Additions 9,200 Subtotal 1.152 **Ground Floor Area Total Living Area** 1,264 Dwelling Value 195,550 **Building Notes** 

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			Outbuilding	n Data			
Туре	Size 1	Size 2	Area		Yr Blt Grade	Condition	Value

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			2,740
2		10			3,420
3		33			3,040