

Situs : 91 ALPHONSE RD	Parcel ID: 174-125	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
FARRELL JAMES T 91 ALPHONSE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 13 Vol / Pg 08097/00121 District Zoning R1C Class Residential

Property Notes



174-125 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 350			330
Total Acres: .2376 Spot: Location:				

Assessment Information				
	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
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				8097/121		

Situs : 91 ALPHONSE RD	Parcel Id: 174-125	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

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	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	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			
Base Price	238,070	% Good	76
Plumbing		% Good Override	
Basement	7,128	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	245,200	Additions	9,200
Ground Floor Area	1,152		
Total Living Area	1,264	Dwelling Value	195,550
Building Notes			

Outbuilding Data																													
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																					
<p>The diagram shows a large rectangular area labeled 'A' with dimensions 52 by 24. To its left is a smaller area labeled 'B' with dimensions 8 by 6. Below area 'B' is another small area labeled 'C' with dimensions 4 by 6. To the right of area 'C' is a small area labeled 'D' with dimensions 16 by 16. The total area is 36.</p>																													
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1152</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>48</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>64</td> </tr> <tr> <td>D</td> <td>33</td> <td>MPAT</td> <td>384</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1152	B	10	1SFR	48	C	10	1SFR	64	D	33	MPAT	384
ID	Code	Description	Area																										
A		Main Building	1152																										
B	10	1SFR	48																										
C	10	1SFR	64																										
D	33	MPAT	384																										
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																								