

**Situs : 77 ALPHONSE RD**

**Parcel ID: 174-130**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

KNIGHT SANDRA L  
ANDREW WILSON  
77 ALPHONSE RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 14A  
Vol / Pg 50905/304  
District  
Zoning R1C  
Class Residential

**Property Notes**



174-130 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,100			1,050

Total Acres: .2549  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	96,100	96,100	0	92,000
<b>Building</b>	179,000	189,700	0	167,900
<b>Total</b>	275,100	285,800	0	259,900

**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

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/30/19	BP-19-682	22,000	REMODEL	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/15/19	230,000	Land + Bldg	Change After Sale (Physical)	50905/304	Quit Claim	KNIGHT SANDRA L
01/08/19	1	Land + Bldg	Transfer Of Convenience	50705/250	Quit Claim	BISHOP LINDA M
08/24/11		Land + Bldg	Transfer Of Convenience	40249/182		GUILD LINDA M TRUSTEE

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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>	White	<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>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<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>	

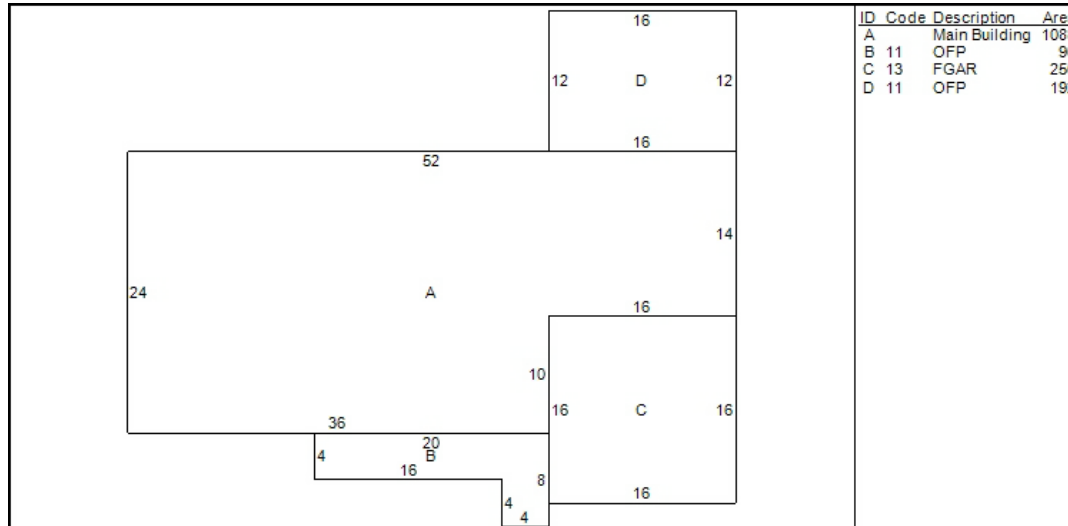
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<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>	228,798	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,850	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	235,650	<b>Additions</b>	10,560
<b>Ground Floor Area</b>	1,088		
<b>Total Living Area</b>	1,088	<b>Dwelling Value</b>	189,650

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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		11			1,750
2		13			5,240
3		11			3,570