

Situs : 69 ALPHONSE RD	Parcel ID: 174-131	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
<p>RENE JOSEPH 69 ALPHONSE RD BROCKTON MA 02302</p>	<p>Living Units 1 Neighborhood 200 Alternate ID 15 Vol / Pg 47063/126 District Zoning R1C Class Residential</p>
Property Notes	



174-131 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 65			60
<p>Total Acres: .2311 Spot: Location:</p>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,100	95,100	0	91,100
Building	179,400	170,600	0	163,800
Total	274,500	265,700	0	254,900
<p>Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 Value Flag MARKET APPROACH Gross Building:</p>				

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
06/08/18	CP	Field Review	Other
03/23/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/14/20	1329.00	2,659	EXTERIOR R W S	
10/17/16	65697	3,000	SOLARPANLS	100
02/19/03	38333	4,848	BLDG Bathrm, Walls,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/16	225,000	Land + Bldg	Valid Sale	47063/126	Quit Claim	RENE JOSEPH
10/11/01		Land + Bldg	Family Sale	20690/85		

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

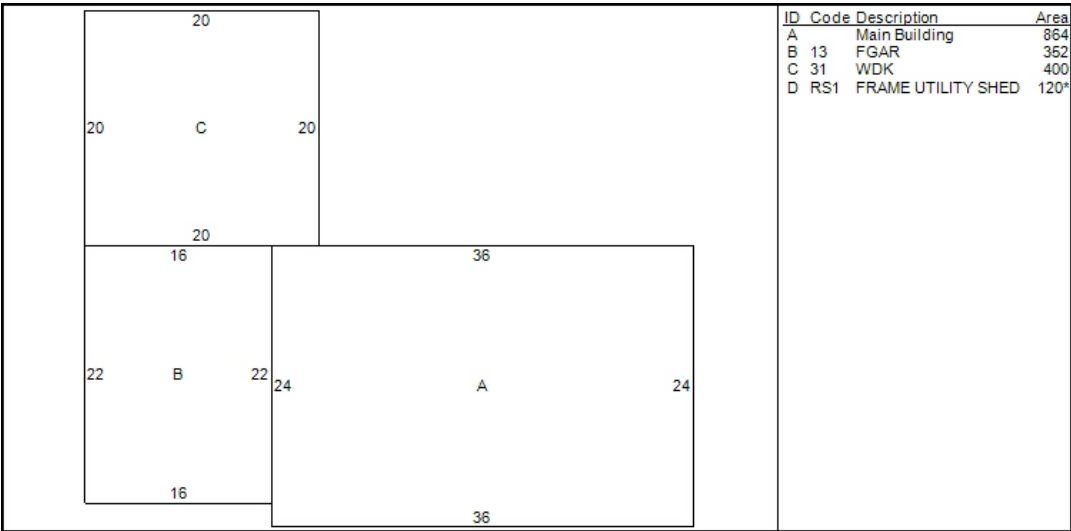
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	5,356	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	207,710	Additions	11,780

Ground Floor Area	864		
Total Living Area	864	Dwelling Value	169,640

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 120		120	1	2004	C	A	930

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		13			7,140	
2		31			4,640	