


Situs : 28 ARMISTON ST		Parcel ID: 174-213		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FORREST ALVAN T JOAN T FORREST 28 ARMISTON ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 38 Vol / Pg 03260/00246 District Zoning R1C Class Residential						
Property Notes									
									
174-213 03/16/2020									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	9,100		93,700		93,700	93,700	0	89,800
					Land	210,700	215,200	0	195,200
					Building	304,400	308,900	0	285,000
					Total				
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				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
09/04/20	CM	Field Review	Other	09/06/12	57099	8,550	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3260/246		

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Dwelling Information			
Style	F To B Splt	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	81
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	243,400	Additions	17,430
Ground Floor Area	884		
Total Living Area	1,472	Dwelling Value	214,580
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Carport	1 x	216	216	1	1990	C	A	590			

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	Line #	Low	1st	2nd	3rd	Value
1		10			6,970	5		33			810
2		12			3,240	6		14			1,300
3		16			4,130	7		12			410
4		32			570						