

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 28 ARMISTON ST

Parcel ID: 174-213

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER FORREST ALVAN T

JOAN T FORREST

28 ARMISTON ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 38

Vol / Pg 03260/00246

District

Zoning Class R1C Residential

Property Notes



174-213 03/16/2020

Land Information Type Size Influence Factors Influence % Value SF 9,100 93,700 Primary

Total Acres: .2089

Spot: Location:

Assessment Information								
	Appraised	Cost	Income	Prior				
Land	93,700	93,700	0	89,800				
Building	210,700	215,200	0	195,200				
Total	304,400	308,900	0	285,000				

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

			Permit Inform	nation	
1 1	Date Issued 09/06/12	Number 57099	Purpose BLDG	Strip/Reroof	% Complete

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 3260/246



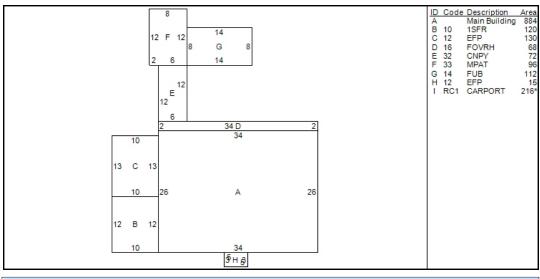
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Outbuilding Data										
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value		
Carport	1 x	216	216	1	1990	С	Α	590		

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	C	andom inii	um / Mohile	Home	Inform	ation			
	Condominium / Mobile Home Information								

Complex Name Condo Model Unit Number Unit Level **Unit Location Unit Parking Unit View** Model (MH) 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						

		Dwelli	ng Information	
Story height	None Al/VinyI X		Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
		В	asement	
Basement FBLA Size Rec Rm Size	400		# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating	& Cooling		Fireplace	s
Heat Type Fuel Type System Type	Central Ac Gas Warm Air		Stacks Openings Pre-Fab	
		Ro	oom Detail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	1		Full Baths Half Baths Extra Fixtures Bath Type	1
Kitchen Remod	No		Bath Remod	No
		Ad	justments	
Int vs Ext Cathedral Ceiling			Unfinished Area Unheated Area	
		Grade	& Depreciation	
Grade Condition CDU Cost & Design % Complete	Good GOOD		Market Adj Functional Economic % Good Ovr	
		Dwelling	g Computations	
Base Price Plumbing Basement Heating Attic Other Features Subtotal		9,360 5,438 0 29,126 243,400	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	
Ground Floor Area Total Living Area		884 1,472	Dwelling Value	214,580

Building Notes