

Situs : 52 ARMISTON ST	Parcel ID: 174-217	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MACAUSLAND WILLIAM E 52 ARMISTON ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 34 Vol / Pg 10063/00272 District Zoning R1C Class Residential
Property Notes	



174-217 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,100		93,700
Total Acres: .2089 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,700	93,700	0	89,800
Building	195,800	177,100	0	160,400
Total	289,500	270,800	0	250,200
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 Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10063/272		

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Dwelling Information

Style	Raised Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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	

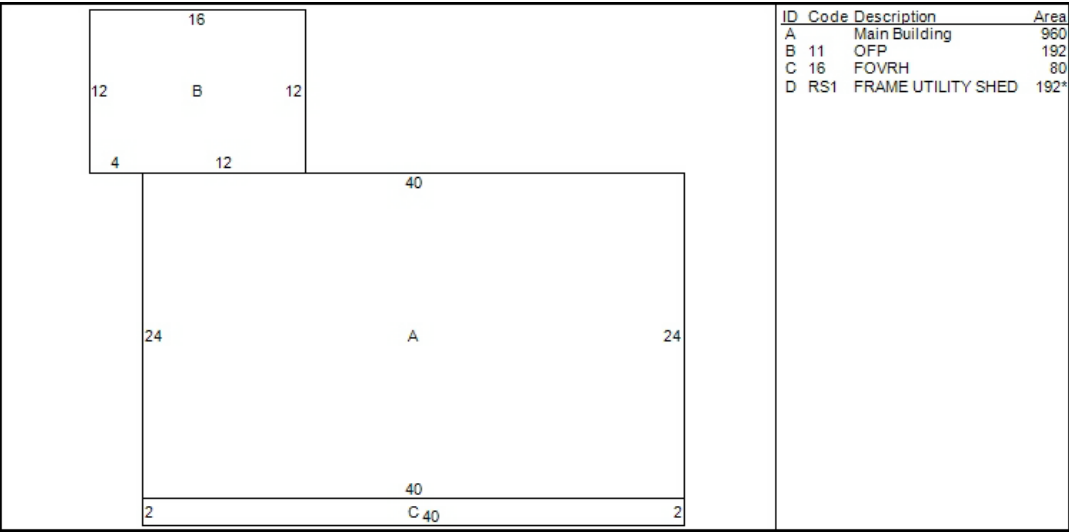
Grade & Depreciation

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

Dwelling Computations

Base Price	227,344	% Good	60
Plumbing	6,525	% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	26,655	C&D Factor	
		Adj Factor	1
Subtotal	281,860	Additions	6,600
Ground Floor Area	960		
Total Living Area	1,540	Dwelling Value	175,720

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	192	192	1	2003	C	A	1,410

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			3,060
2		16			3,540