


Situs : 326 NORTH AV		Parcel ID: 178-051		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DONOVAN DIANE L & JOHN J DONOVAN 326 NORTH AVE BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 49C Vol / Pg 11849/00021 District Zoning R1C Class Residential						
Property Notes									
									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF 10,000			95,000	Land	102,900	102,900	0	98,500
Residual	SF 8,276			7,860	Building	188,800	215,800	0	186,200
					Total	291,700	318,700	0	284,700
Total Acres: .4196 Spot:					Manual Override Reason				
Location:					Base Date of Value 1/1/2020				
					Effective Date of Value 1/1/2020				
					Value Flag MARKET APPROACH				
					Gross Building:				

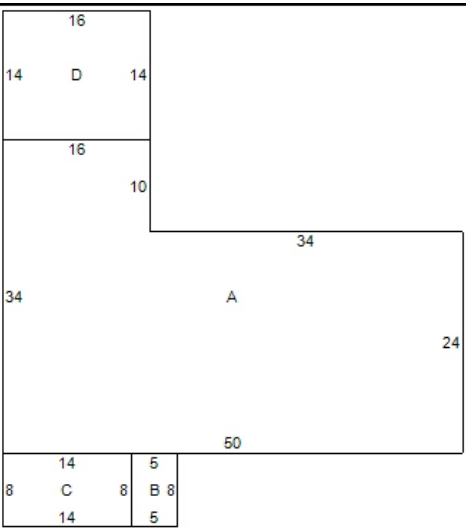
Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
09/10/20	CM	Field Review	Other	06/15/09	51769	1,200	BLDG Demo 2 Sheds +	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11849/21		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Better	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	268,142	% Good	76
Plumbing		% Good Override	
Basement	8,028	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	276,170	Additions	4,710
Ground Floor Area	1,360		
Total Living Area	1,360	Dwelling Value	214,600
Building Notes			

Outbuilding Data	
Type	Size 1      Size 2      Area    Qty    Yr Blt    Grade    Condition    Value
Frame Shed	1 x 120      120    1    2009    C    A    1,240
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	12      910
2	14      1,220
3	31      2,580



ID	Code	Description	Area
A		Main Building	1360
B	12	EFP	40
C	14	FUB	112
D	31	WDK	224
E	RS1	FRAME UTILITY SHED	120*