

Situs : 298 NORTH AV

Parcel ID: 178-054

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
BAUGHMAN AUDREY B
ETTO R FALCIONE
298 NORTH AV
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 200
Alternate ID 49B
Vol / Pg 36493/273
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,340			2,220

Total Acres: .2833
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	97,200	97,200	0	93,100
Building	193,800	191,700	0	179,700
Total	291,000	288,900	0	272,800

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
09/10/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/03/10	54228	3,462	BLDG 10x14 Shed	0
03/10/03	B39045	11,000	BLDG Addition	1

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/08	182,000	Land + Bldg	Valid Sale	36493/273		
07/22/08	98,900	Land + Bldg	Outlier-Written Desc Needed	36198/243		
11/30/00	145,000	Land + Bldg	Valid Sale	19115/339		
07/31/97	87,500	Land + Bldg		15367		

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Dwelling Information

Style Ranch Slab **Year Built** 1960
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls A/V/Vinyl **Amenities**
Masonry Trim x
Color White **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 Basic **Stacks**
Fuel Type Oil **Openings**
System Type Hot Water **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**

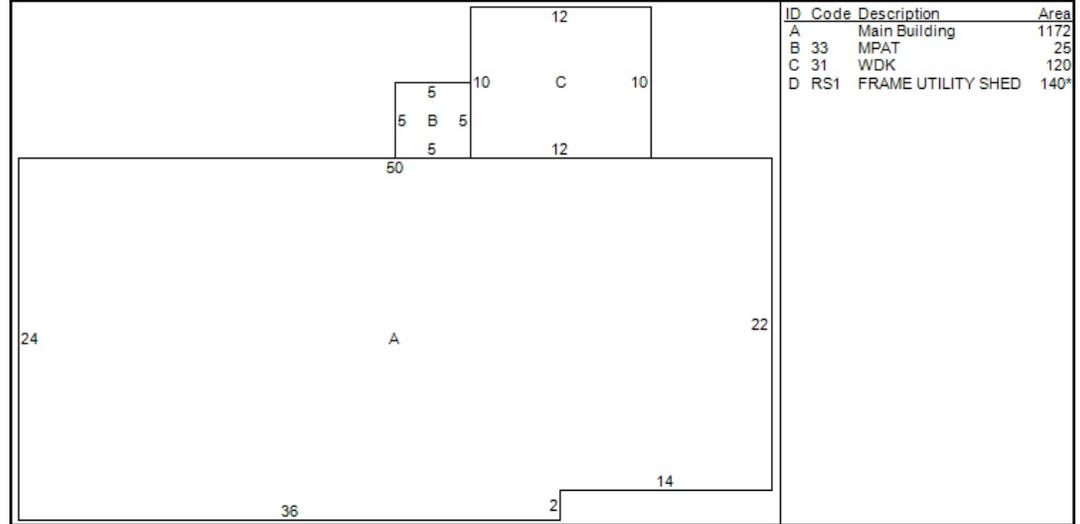
Grade & Depreciation

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

Dwelling Computations

Base Price	240,827	% Good	76
Plumbing		% Good Override	
Basement	7,210	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	248,040	Additions	1,600
Ground Floor Area	1,172		
Total Living Area	1,172	Dwelling Value	190,110

Building Notes



ID	Code	Description	Area
A		Main Building	1172
B	33	MPAT	25
C	31	WDK	120
D	RS1	FRAME UTILITY SHED	140*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	140	140	1	2010	C	A	1,550

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		33			230
2		31			1,370