

Situs : 298 NORTH AV	Parcel ID: 178-054	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BAUGHMAN AUDREY B ETTO R FALCIONE 298 NORTH AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 49B Vol / Pg 36493/273 District Zoning R1C Class Residential
Property Notes	



178-054 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,340			2,220
<div>Total Acres: .2833</div> <div>Spot: Location:</div>				

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		

Situs : 298 NORTH AV	Parcel Id: 178-054	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

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	
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

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

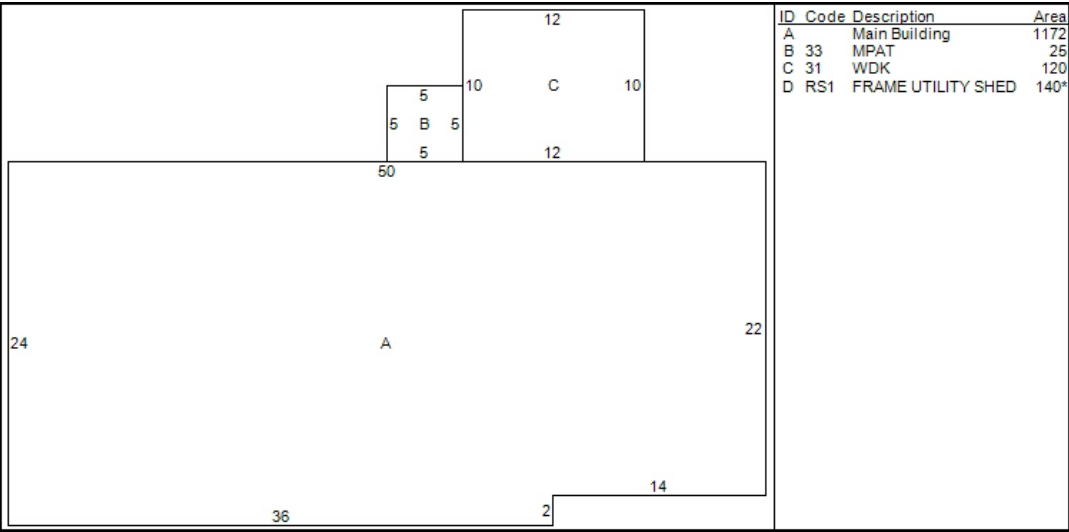
Grade & Depreciation

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



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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		33			230
2		31			1,370