

Situs : 306 NORTH AV	Parcel ID: 178-055	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ROSARIO ROSA M 306 NORTH AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 49F Vol / Pg 51546/92 District Zoning R1C Class Residential

Property Notes



178-055 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,616			1,540
Total Acres: .2667				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,500	96,500	0	92,500
Building	195,700	207,400	0	182,200
Total	292,200	303,900	0	274,700
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
11/18/19	2172	7,500	REMODEL	
08/15/07	49058	5,600	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/23/19	300,000	Land + Bldg	Valid Sale	51546/92	Quit Claim	ROSARIO ROSA M
04/12/06	262,000	Land + Bldg	Valid Sale	32505/306		FRANCESCHI MARK
01/18/05	1	Land + Bldg	Transfer Of Convenience	29853/222		
04/28/04		Land + Bldg	Outlier-Written Desc Needed	28065/347		
10/31/03	225,000	Land + Bldg	Valid Sale	26928/54		
11/30/00	159,500	Land + Bldg	Valid Sale	19119/338		
09/01/94	88,000	Land + Bldg	Valid Sale			
08/01/87	125,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color	Natural	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	Central Ac	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	Yes	Bath Remod	No

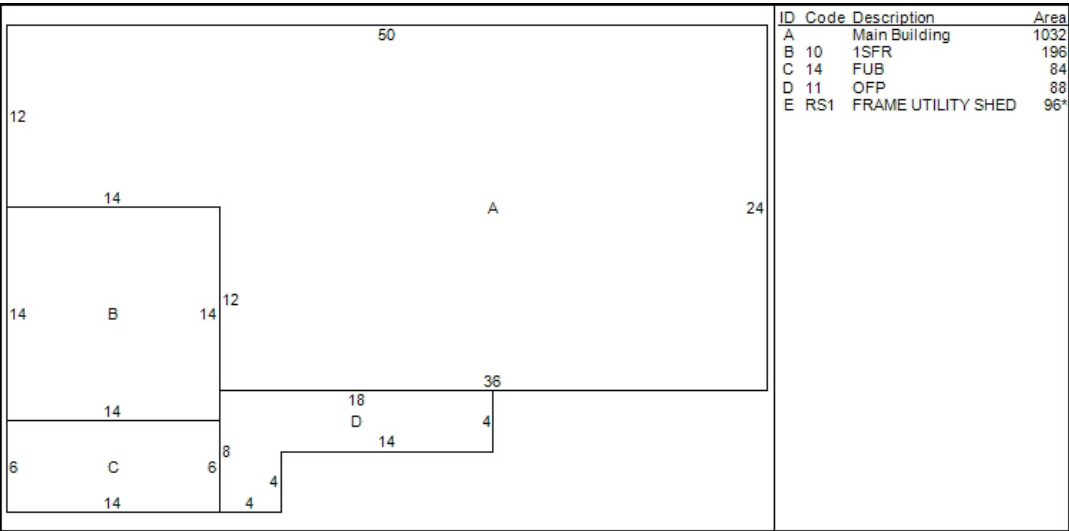
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	242,857	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	6,019	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	255,490	Additions	12,850

Ground Floor Area	1,032		
Total Living Area	1,228	Dwelling Value	207,020

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 96		96	1	1985	C	A	350

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		10			10,340	
2		14			910	
3		11			1,600	