

Situs : 262 NORTH AV	Parcel ID: 178-118	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CASELL BERNARD F & MARIE F CASELL 262 NORTH AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 49E Vol / Pg 06854/00338 District Zoning R1C Class Residential

Property Notes



178-118 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,525		91,410
Total Acres: .1728 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,400	91,400	0	87,800
Building	158,700	174,000	0	182,700
Total	250,100	265,400	0	270,500
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				6854/338		

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Dwelling Information			
Style	F To B Splt	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brow n	In-law Apt	No

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces
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	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

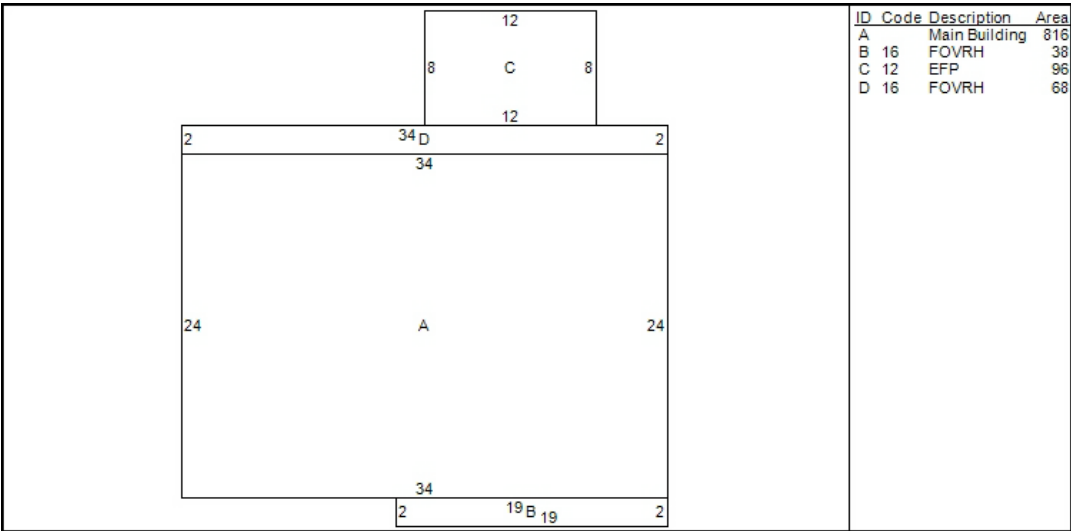
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	218,350	Additions	8,050

Ground Floor Area	816	Dwelling Value	174,000
Total Living Area	1,322		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		16			2,280	
2		12			2,200	
4		16			3,570	