

<b>Situs : 268 NORTH AV</b>	<b>Parcel ID: 178-119</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
GREEN CHRISTINE E 268 NORTH AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 49D Vol / Pg 10246/00344 District Zoning R1C Class Residential
Property Notes	



178-119 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,310		94,000
Total Acres: .2137 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,000	94,000	0	90,100
Building	166,000	181,600	0	183,400
Total	260,000	275,600	0	273,500
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
05/17/18	CP	Field Review	Other

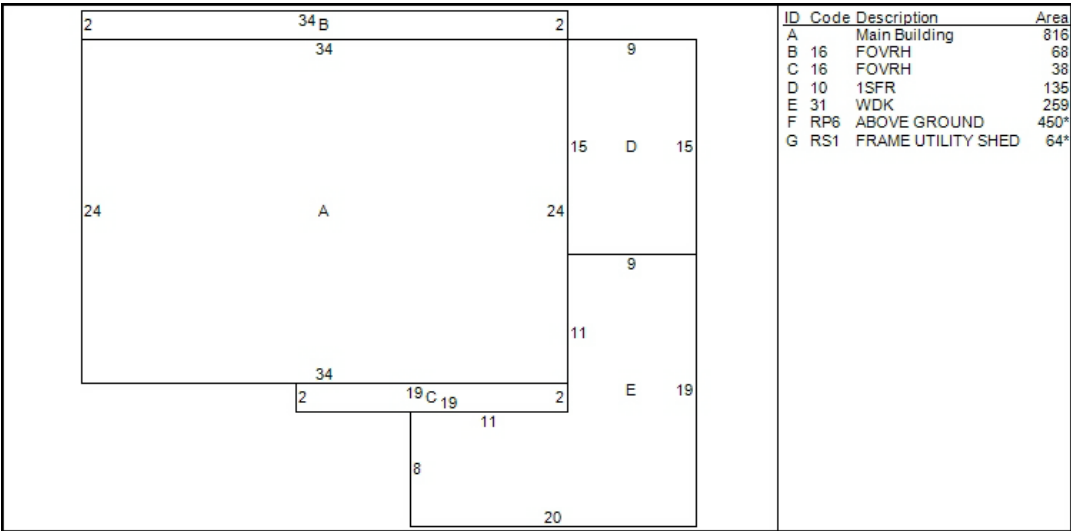
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/14/17	67921	2,472	INS	100
01/24/17	66216	12,122	OTHER Installing 19 Modules	100
01/19/17	64145	2,402	SOLARPANLS	100
03/30/04	41423	3,700	BLDG 12 Vinyl Window	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10246/344		
					</	

Situs : 268 NORTH AV	Parcel Id: 178-119	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	F To B Splt	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	Yellow		
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	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	Good	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	15,420
Ground Floor Area	816		
Total Living Area	1,457	Dwelling Value	181,370

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1980	C	A	
Frame Shed	1 x	64	64	1	1980	C	A	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		16			3,570	
2		16			2,280	
3		10			6,610	
4		31			2,960	