

2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 95 NORMAN RD

Parcel ID: 178-322

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** DOS SANTOS EDSON

**RUTH DOS SANTOS** 

95 NORMAN RD

BROCKTON MA 02302

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 185 Alternate ID 32 Vol / Pg 48400/283

District

R1C

Zoning Class Residential

**Property Notes** 



178-322 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,207			92,670

Total Acres: .2343

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	92,700	92,700	0	81,400
Building	203,000	229,600	0	207,900
Total	295,700	322,300	0	289,300

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Information	
Date	ID	Entry Code	Source
08/18/20	JR	Field Review	Other
02/01/05	BM	Estimated For Misc Reason	Other

			Permit Inf	ormation	
Date Issued	Number	Price	Purpose		% Complete
01/06/10	52657	15,000	BLDG	Int & Ext Remod	0
11/04/04	43048	785	BLDG	Garage-Familyrm	0

## Sales/Ownership History

Price Type Deed Reference Deed Type **Transfer Date** Validity Grantee 260,000 Land + Bldg Valid Sale 48400/283 Quit Claim DOS SANTOS EDSON 05/09/17 174,900 Land + Bldg 20007/329 06/14/01 Valid Sale



RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

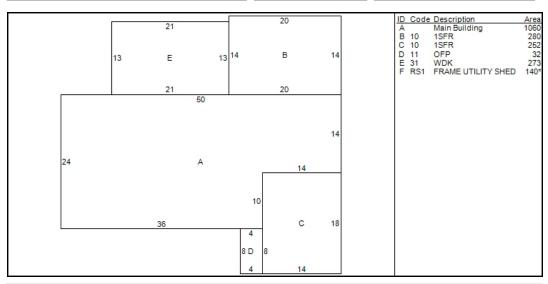
Situs: 95 NORM AN RD Parcel Id: 178-322 **Dwelling Information** Style Ranch Slab Year Built 1960 Eff Year Built 2000 Story height 1 Attic None Year Remodeled 2010 Exterior Walls Al/Vinyl Amenities Masonry Trim x Color White In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA 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 8 Kitchen Type Modern Bath Type Modern Kitchen Remod Yes Bath Remod Yes 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** 224,788 Base Price % Good 85 **Plumbing** % Good Override 6,730 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 231,520 Additions 32,220 Subtotal 1,060 **Ground Floor Area Total Living Area** 1,592 Dwelling Value 229,010

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	140	140	1	1992	С	Α	570

Condo	minium / 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			14,710				
2		10			13,260				
3		11			680				
4		31			3,570				