

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 115 TINA AV

Parcel ID: 179-184

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER LOMBARDI PAUL J

AND RACHEL H LOMBARDI

115 TINA AV

BROCKTON MA 02302

GENERAL INFORMATION

LC/98928

Living Units 1 Neighborhood 185 Alternate ID 26

Vol / Pg District

R1C Residential

Zoning Class

Property Notes



179-184 03/16/2020

Land Information

Size Influence Factors Influence % Value

Location:

Entrance Information

SF Primary 10,350 92,860

Total Acres: .2376

Type

Date

08/19/20

Spot:

ID

Assessment Information								
	Appraised	Cost	Income	Prior				
Land	92,900	92,900	0	81,500				
Building	189,100	185,900	0	169,000				
Total	282,000	278,800	0	250,500				

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH **Gross Building:**

Date Issued Number

Permit Information Price Purpose % Complete Sheet Metal 100

100

05/13/16 05/01/00 64618 32615 6,000 OTHER 9,800 BLDG

Sunrm & Foundat

05/15/01

JR RB Field Review Entry & Sign

Entry Code

Source Other Ow ner

Sales/Ownership History

Transfer Date Price Type Land + Bldg 03/13/01 03/04/98 Land + Bldg 09/18/97 Land + Bldg Validity Transfer Of Convenience Transfer Of Convenience Transfer Of Convenience

Deed Reference Deed Type LC/98928 LC 92925 LC

Grantee



RESIDENTIAL PROPERTY RECORD CARD

2021

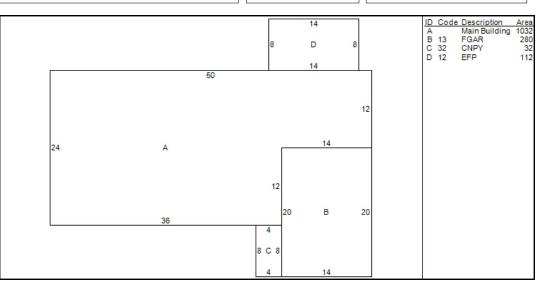
BROCKTON

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Situs: 115 TINA AV Parcel Id: 179-184 **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 Tan 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 Central Ac Stacks Fuel Type Oil Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms 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** 220,779 Base Price % Good 76 **Plumbing** % Good Override 6,610 Basement **Functional** 6,019 Heating Economic 0 Attic % Complete 0 **C&D Factor** Other Features Adj Factor 1 233,410 Additions 8,510 Subtotal 1,032 **Ground Floor Area Total Living Area** 1,032 Dwelling Value 185,900

Building Notes

Class: Single Family Residence Card: 1 of 1



Outbuilding Data								
Туре	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		13			5,700				
2		32			230				
3		12			2,580				