

<b>Situs : 115 TINA AV</b>	<b>Parcel ID: 179-184</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
LOMBARDI PAUL J AND RACHEL H LOMBARDI 115 TINA AV BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 26 Vol / Pg LC/98928 District Zoning R1C Class Residential

Property Notes



179-184 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,350			92,860
Total Acres: .2376 Spot: Location:				

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
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/19/20	JR	Field Review	Other
05/15/01	RB	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/13/16	64618	6,000	OTHER Sheet Metal	100
05/01/00	32615	9,800	BLDG Sunrm & Foundat	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/13/01		Land + Bldg	Transfer Of Convenience	LC/98928		
03/04/98		Land + Bldg	Transfer Of Convenience	LC 92925		
09/18/97		Land + Bldg	Transfer Of Convenience	LC		

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Dwelling Information			
<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	220,779	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,610	<b>Functional</b>	
<b>Heating</b>	6,019	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	233,410	<b>Additions</b>	8,510
<b>Ground Floor Area</b>	1,032		
<b>Total Living Area</b>	1,032	<b>Dwelling Value</b>	185,900

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		13			5,700	
2		32			230	
3		12			2,580	

Building Notes	