


Situs : 72 RANDOLPH AV		Parcel ID: 179-365		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
TORPEY DENNIS G 72 RANDOLPH AV BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 9 Vol / Pg 36356/130 District Zoning R1C Class Residential						
Property Notes									
									
179-365 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,116			93,870
Total Acres: .2552 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,900	93,900	0	82,300
Building	185,900	191,100	0	194,600
Total	279,800	285,000	0	276,900
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
08/20/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/08	205,000	Land + Bldg	Valid Sale	36356/130		
02/01/89	119,900	Land + Bldg	Valid Sale			
09/01/87	117,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No
Basement			
Basement	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	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			
Base Price	224,287	% Good	76
Plumbing		% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	240,380	Additions	8,140
Ground Floor Area	1,056		
Total Living Area	1,056	Dwelling Value	190,830
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1056</td> </tr> <tr> <td>B</td> <td>13</td> <td>FGAR</td> <td>320</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFF</td> <td>88</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>80*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1056	B	13	FGAR	320	C	11	OFF	88	D	RS1	FRAME UTILITY SHED	80*
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A		Main Building	1056																		
B	13	FGAR	320																		
C	11	OFF	88																		
D	RS1	FRAME UTILITY SHED	80*																		
Outbuilding Data																					
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value													
Frame Shed	1 x	80	80	1	1980	C	A	290													
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			6,540																
2		11			1,600																