

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Situs: 72 RANDOLPH AV

Parcel ID: 179-365

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER TORPEY DENNIS G

72 RANDOLPH AV

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 185

Alternate ID 9 Vol / Pg

District Zoning Class

36356/130

R1C Residential

Property Notes



179-365 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	11,116			93,870

Total Acres: .2552 Spot:

Location:

Assessment Information						
Appraised	Cost	Income	Prior			
93,900	93,900	0	82,300			
185,900	191,100	0	194,600			
279,800	285,000	0	276,900			
	Appraised 93,900 185,900	93,900 93,900 185,900 191,100	Appraised Cost Income 93,900 93,900 0 185,900 191,100 0			

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
08/20/20	JR	Field Review	Other

		Permit information	
Date Issued Number F	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Туре	Validity
09/15/08	205,000	Land + Bldg	Valid Sale
02/01/89	119,900	Land + Bldg	Valid Sale
09/01/87	117,000	Land + Bldg	Valid Sale

Deed Reference Deed Type 36356/130

Grantee



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BROCKTON

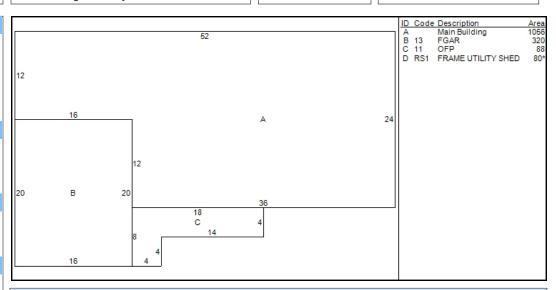
Situs: 72 RANDOLPH AV Parcel Id: 179-365 **Dwelling Information** Style Ranch Slab Year Built 1960 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Brown In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec 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** 224,287 Base Price % Good 76 **Plumbing** % Good Override 6,715 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor Other Features** Adi Factor 1 240,380 Additions 8,140 Subtotal 1,056 **Ground Floor Area Total Living Area** 1,056 Dwelling Value 190,830

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			Outbuilding	y Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Gra	de Condition	Value
Frame Shed	1 x	80	80	1	1980 C	Α	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	