

Situs : 21 TINA AV	Parcel ID: 180-247	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SULLIVAN SUSAN A LAWRENCE SULLIVAN 21 TINA AVE BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 40 Vol / Pg 32848/49 District Zoning R1C Class Residential

Property Notes



180-247 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,200			92,660
Total Acres: .2342 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,700	92,700	0	81,400
Building	189,900	187,600	0	183,300
Total	282,600	280,300	0	264,700
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
08/21/20	JR	Field Review	Other
05/18/18	CP	Field Review	Other

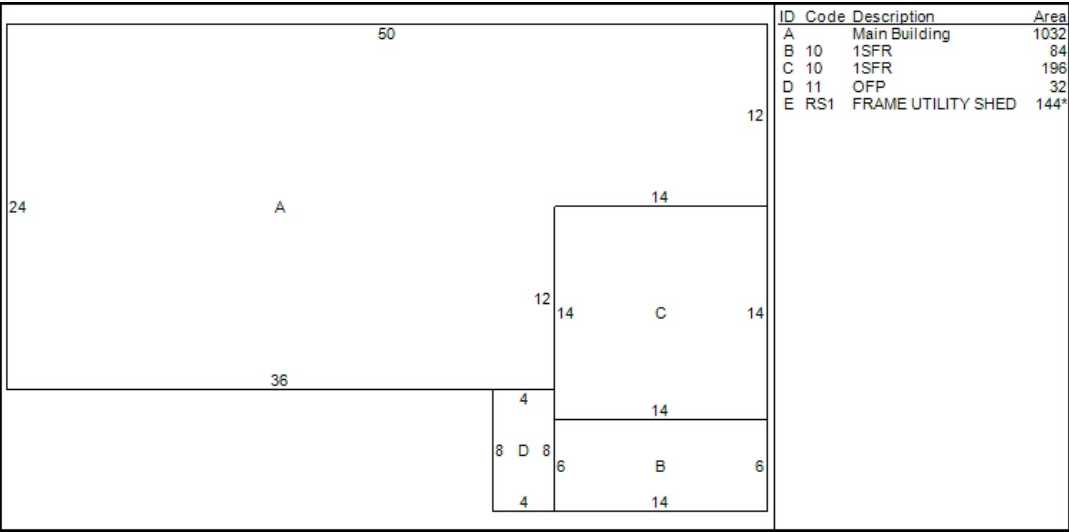
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/13/17	66177	2,150	DOORS	Direct Replacement Of Patio Door	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/13/06		Land + Bldg	Transfer Of Convenience	32848/49		
04/07/03		Land + Bldg	Transfer Of Convenience	24728/124		
08/01/83	37,000	Land + Bldg	Repossession			

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Dwelling Information			
Style	Ranch Slab	Year Built	1958
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	
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	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	220,779	% Good	76
Plumbing		% Good Override	
Basement	6,610	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	227,390	Additions	14,290
Ground Floor Area	1,032		
Total Living Area	1,312	Dwelling Value	187,110

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 144		144	1	1981	C	A	530

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		10			4,330	
2		10			9,350	
3		11			610	