

Situs : 56 OSCAR AV		Parcel ID: 181-097		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
KEANE MEREDITH TR 56 OSCAR AVE BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 8 Vol / Pg LC/118723 District Zoning R1C Class Residential						
Property Notes									
									
181-097 03/16/2020									

Land Information					Assessment Information					
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior	
Primary	SF	7,200		88,700		Land	88,700	88,700	0	78,300
						Building	192,400	185,500	0	185,700
						Total	281,100	274,200	0	264,000
Manual Override Reason										
Base Date of Value 1/1/2020										
Effective Date of Value 1/1/2020										
Value Flag MARKET APPROACH										
Gross Building:										
Total Acres: .1653										
Spot: Location:										

Entrance Information					Permit Information				
Date	ID	Entry Code	Source		Date Issued	Number	Price	Purpose	% Complete
08/24/20	JR	Field Review	Other		04/28/11	54746	3,750	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/13/13	1	Land + Bldg	Transfer Of Convenience	LC/118723		

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Dwelling Information			
Style	F To B Splt	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	201,232	% Good	76
Plumbing		% Good Override	
Basement	9,442	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	239,800	Additions	2,970
Ground Floor Area	896		
Total Living Area	1,328	Dwelling Value	185,220
Building Notes			

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 Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			1,980	
2		31			990	

