

Situs: 56 OSCAR AV

RESIDENTIAL PROPERTY RECORD CARD 2021

Class: Single Family Residence

Card: 1 of 1

**BROCKTON** 

Printed: October 28, 2020

CURRENT OWNER

KEANE MEREDITH TR

56 OSCAR AVE

BROCKTON MA 02302

Parcel ID: 181-097

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 8
Vol / Pg LC/118723

District

Zoning Class

ing R1C Residential

**Property Notes** 



181-097 03/16/2020

Land Information								
Туре		Size	Influence Factors	Influence %	Value			
Primary	SF	7,200			88,700			

Total Acres: .1653 Spot:

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	88,700	88,700	0	78,300
Building	192,400	185,500	0	185,700
Total	281,100	274,200	0	264,000

KET A PPROA CH

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						
<b>Date</b> 08/24/20	<b>ID</b>	Entry Code	<b>Source</b>				
	JR	Field Review	Other				

			Permit Inforn	nation	
Date Issued	Number	Price	Purpose		% Complete
04/28/11	54746	3,750	BLDG	Strip/Reroof	0

## Sales/Ownership History

Transfer Date 03/13/13

Price Type 1 Land + Bldg **Validity** Transfer Of Convenience Deed Reference Deed Type LC/118723

Grantee



## RESIDENTIAL PROPERTY RECORD CARD 20

2021

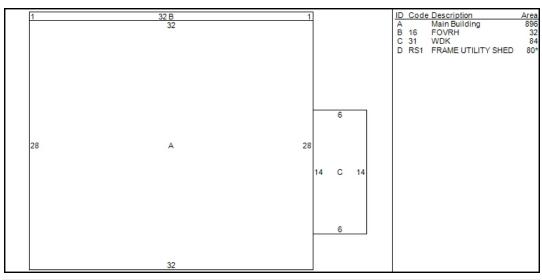
## BROCKTON

Situs : 56 OSCAR A	١V		Parcel Id: 181-097		
	Dw e IIi	ng Infori	mation		
Style Story height Attic Exterior Walls Masonry Trim Color	None Frame X	Yea	Year Built Eff Year Built ar Remodeled Amenities In-law Apt		
		Basemer	•		
Basement FBLA Size Rec Rm Size	400	#	Car Bsmt Gar FBLA Type Rec Rm Type		
Heating	& Cooling		Fireplace	S	
Heat Type Fuel Type System Type	Gas		Stacks Openings Pre-Fab		
	R	oom Det	ail		
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type			Full Baths Half Baths Extra Fixtures Bath Type	1	
Kitchen Remod	No		Bath Remod	No	
	Ac	djustmer	nts		
Int vs Ext Cathedral Ceiling		_	finished Area nheated Area		
	Grade	& Depre	ciation		
			Market Adj Functional Economic % Good Ovr		
	Dwellin	g Compi	utations		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	201,232 9,442 0 0 29,126 239,800	% G	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	1 2,970	
Ground Floor Area Total Living Area	896 1,328		welling Value	185,220	
	Bui	ilding No	tes		

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		(	Outbuilding	) Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 8	30	80	1	1980	С	Α	290

Con	dominium / 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		16			1,980			
2		31			990			