

Situs : 12 N DORIS AV	Parcel ID: 031-095	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALGER JOHN N & DEBORAH AM MULDOON 12 N DORIS AVE BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 1 DORIS Vol / Pg 14059/00037 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,795		93,250
Total Acres: .2019 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,300	93,300	0	89,400
Building	192,200	224,700	0	186,700
Total	285,500	318,000	0	276,100
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
08/12/20	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
				14059/37		
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**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1957
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Frame	<b>Amenities</b>
<b>Masonry Trim</b> x	
<b>Color</b> Natural	<b>In-law Apt</b> No

**Basement**

<b>Basement</b> Full	<b># Car Bsm't Gar</b> 1
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

**Heating & Cooling**

<b>Heat Type</b> Basic	<b>Stacks</b> 1
<b>Fuel Type</b> Oil	<b>Openings</b> 1
<b>System Type</b> Hot Water	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 1
<b>Family Rooms</b>	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 6	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

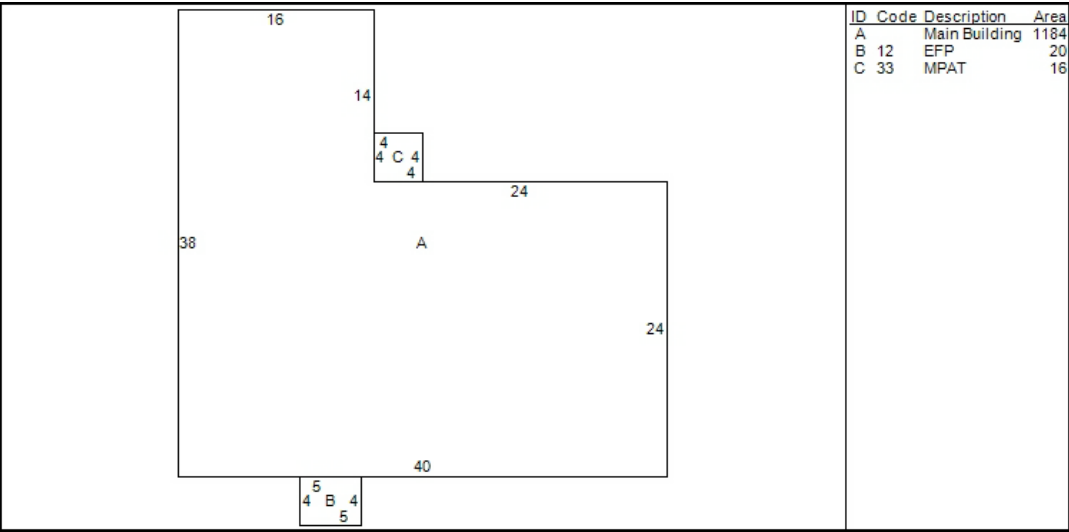
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Good	<b>Functional</b>
<b>CDU</b> GOOD	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

**Dwelling Computations**

<b>Base Price</b> 242,581	<b>% Good</b> 81
<b>Plumbing</b>	<b>% Good Override</b>
<b>Basement</b> 22,763	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 11,212	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 276,560	<b>Additions</b> 650
<b>Ground Floor Area</b> 1,184	
<b>Total Living Area</b> 1,184	<b>Dwelling Value</b> 224,660

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		12			490
2		33			160