


Situs : 87 MORaine ST		Parcel ID: 031-250		Class : Tw o-Family		Card: 1 of 1		Printed: October 27, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
ANDRADE MARIA M 87 MORaine ST BROCKTON MA 02301			Living Units 2 Neighborhood 70 Alternate ID 102 Vol / Pg 43598/80 District Zoning R1C Class Residential		
Property Notes					
<div> <div>031-250 03/18/2020</div>  </div>					

Land Information					
Type		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	1,435			1,050
Total Acres: .1936 Spot:					Location:

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,500	79,500	0	74,300
Building	506,500	626,100	0	377,600
Total	586,000	705,600	0	451,900
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
08/11/20	CM	Field Review	Other
12/02/19	CP	Field Review	Other
06/14/19	CP	Field Review	Other
12/12/16	HP	Field Review	Other

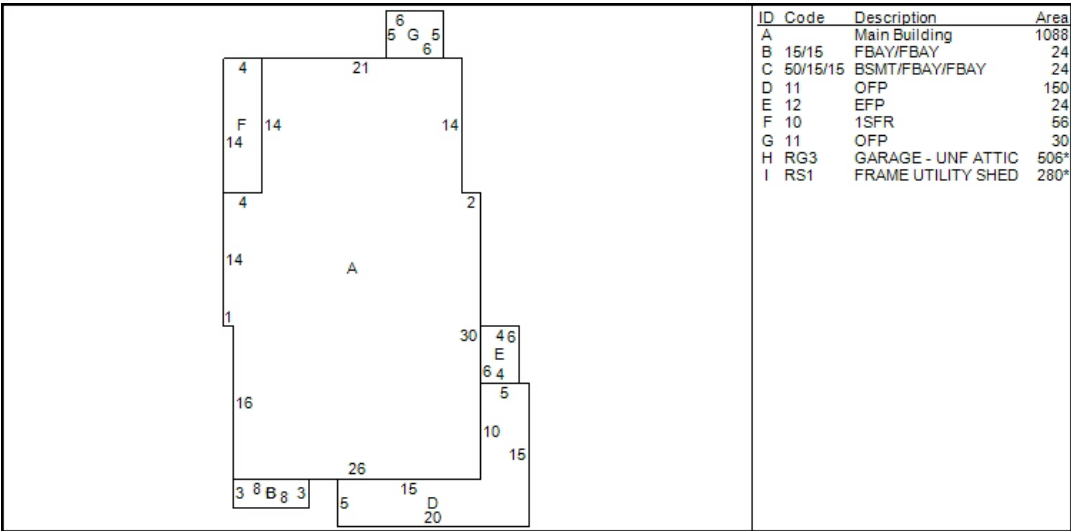
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/29/19	BP-19-137	60,000	REMODEL	100
01/29/19	BP-19-136	2,000	REMODEL	100
12/12/18	BPA-18-688	2,000	REMODEL	100
05/21/18	68941	2,500	WNDWS	100
05/02/18	B68778	2,500	INT IMPR	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/12/13	266,000	Land + Bldg	Valid Sale	43598/80		ANDRADE MARIA M

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2.5	Eff Year Built	1965
Attic	None	Year Remodeled	2019
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't 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	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	B	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	562,843	% Good	81
Plumbing	21,749	% Good Override	
Basement	25,764	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	11,258	C&D Factor	10
		Adj Factor	1
Subtotal	621,610	Additions	64,390
Ground Floor Area	1,088		
Total Living Area	2,872	Dwelling Value	618,240

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	506	506	1	1965	C	G	6,820
Frame Shed	1 x	280	280	1	1965	C	A	1,030

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	Line #	Low	1st	2nd	3rd	Value	
1		15	15		18,550	5		10			15,550	
2	50	15	15		20,090	6		11			1,940	
3		11			5,910							
4		12			2,350							