

Situs : 73 OAK RIDGE W DR	Parcel ID: 036-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FOYE SEAN FRANCIS 73 OAK RIDGE W DR BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 9 Vol / Pg 47941/95 District Zoning R1C Class Residential

Property Notes



036-024 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 4,871			4,630
Total Acres: .3414				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,600	99,600	0	95,400
Building	217,400	236,200	0	216,400
Total	317,000	335,800	0	311,800
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
08/04/20	GL	Field Review	Other

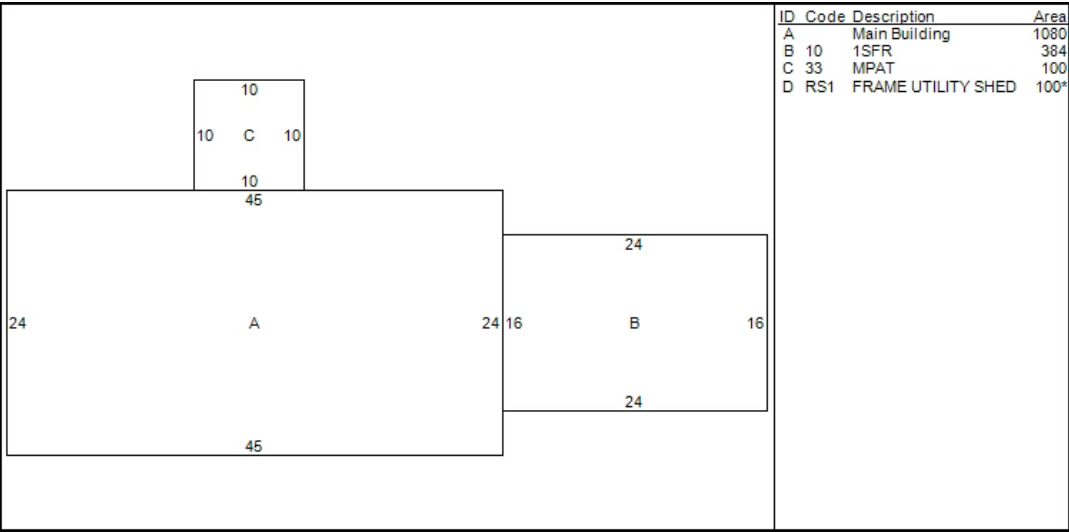
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/08/08	49770	13,300	BLDG Int: Kit, Furna	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/16	259,000	Land + Bldg	Valid Sale	47941/95	Quit Claim	FOYE SEAN FRANCIS
05/03/10	219,000	Land + Bldg	Valid Sale	38488/192		
04/11/07		Land + Bldg	Transfer Of Convenience	34369/314		

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Dwelling Information			
Style	Ranch Slab	Year Built	1954
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
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	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	227,795	% Good	85
Plumbing	9,062	% Good Override	
Basement	6,820	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	253,060	Additions	20,740
Ground Floor Area	1,080		
Total Living Area	1,464	Dwelling Value	235,840

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	C	A	370

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			19,890	
2		33			850	