

Situs : 124 FORD ST	Parcel ID: 042-072	Class : Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
HILL CHRISTINE D 124 FORD ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 20-2 Vol / Pg 30825/142 District Zoning R2 Class Residential

Property Notes



042-072 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,531			74,820
Total Acres: .104 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,800	74,800	0	70,900
Building	308,300	320,400	0	238,700
Total	383,100	395,200	0	309,600
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	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/22/13	B59213	2,400	BLDG Demo Dryw all	100
11/15/13	B59182	12,000	BLDG Temp Mobile Home	100
03/23/98	28641	15,000	BLDG Vinyl Siding/Wi	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/05	390,000	Land + Bldg	Valid Sale	30825/142		
02/07/05		Land + Bldg	Transfer Of Convenience	29960/209		
01/27/05		Land + Bldg	Transfer Of Convenience	29901/278		
01/22/02	200,000	Land + Bldg	Valid Sale	21389/148		
05/30/00		Land + Bldg	Family Sale	18558/218		
10/01/98	115,000	Land + Bldg	Change After Sale (Physical)	16663/48		
12/31/97	65,000	Land + Bldg	Change After Sale (Physical)	15773/17		

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

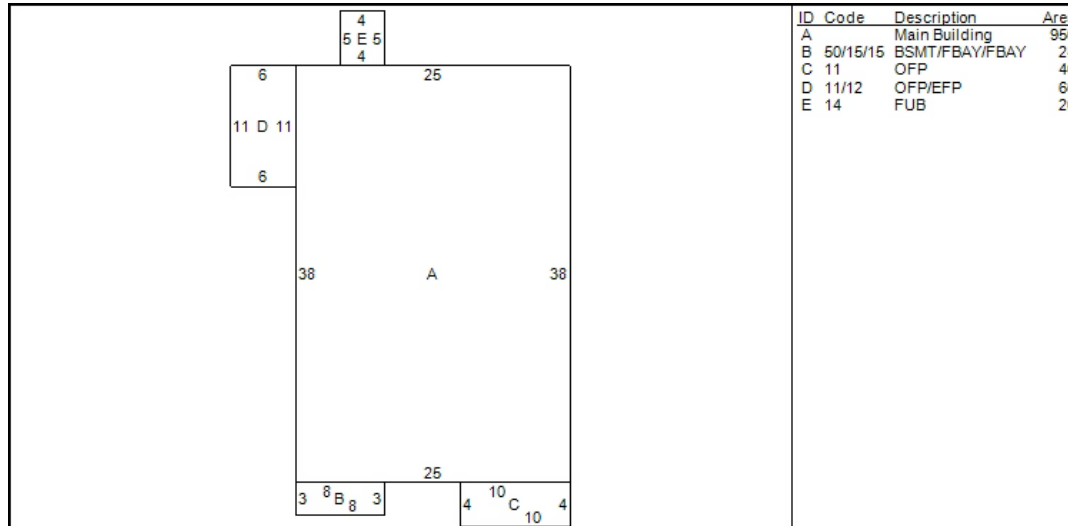
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	372,438	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,181	Functional	
Heating	0	Economic	
Attic	36,483	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	439,890	Additions	20,400
Ground Floor Area	950		
Total Living Area	2,328	Dwelling Value	320,410

Building Notes



ID Code	Description	Area
A	Main Building	950
B	50/15/15 BSM'T/FBAY/FBAY	24
C	11 OFF	40
D	11/12 OFF/EFP	66
E	14 FUB	20

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	50	15	15		13,890
2		11			1,610
3		11	12		4,650
4		14			250