

Situs : 325 MORaine ST		Parcel ID: 054-076		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GRAND PIERRE RUDOLPH 325 MORaine ST BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 75 Vol / Pg 44110/39 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	6,000			89,200				
Total Acres: .1377 Spot: Location:									
Assessment Information									
						Appraised	Cost	Income	Prior
Land						89,200	89,200	0	85,800
Building						192,500	201,700	0	180,900
Total						281,700	290,900	0	266,700
Manual Override Reason									
Value Flag						Base Date of Value		1/1/2020	
Gross Building:						Effective Date of Value		1/1/2020	
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
09/24/20	1770	7,000	EXTERIOR		R W S				
09/15/20	1674	16,880	SOLARPANLS						
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/28/14	183,000	Land + Bldg	Valid Sale	44110/39		GRAND PIERRE RUDOLPH			

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	3	Full Baths	1
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	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,123	% Good	67
Plumbing		% Good Override	
Basement	14,509	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	269,630	Additions	13,520
Ground Floor Area	573		
Total Living Area	1,339	Dwelling Value	194,170
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Det Garage	1 x	440	440	1	1925	C	A	7,480			

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		31			800	5		11			1,940
2	50	10			5,560	6		31			600
3		11	10		2,810						
4		15			1,810						