

Situs : 307 MORaine ST

Parcel ID: 054-079

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020


CURRENT OWNER

GRANT JAMES  
307 MORaine ST  
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1  
Neighborhood 40  
Alternate ID 78  
Vol / Pg 29977/002  
District  
Zoning R1C  
Class Residential

Property Notes



054-079 03/18/2020

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	212,600	240,500	0	199,900
Total	301,800	329,700	0	285,700
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
08/13/20	JR	Field Review	Other

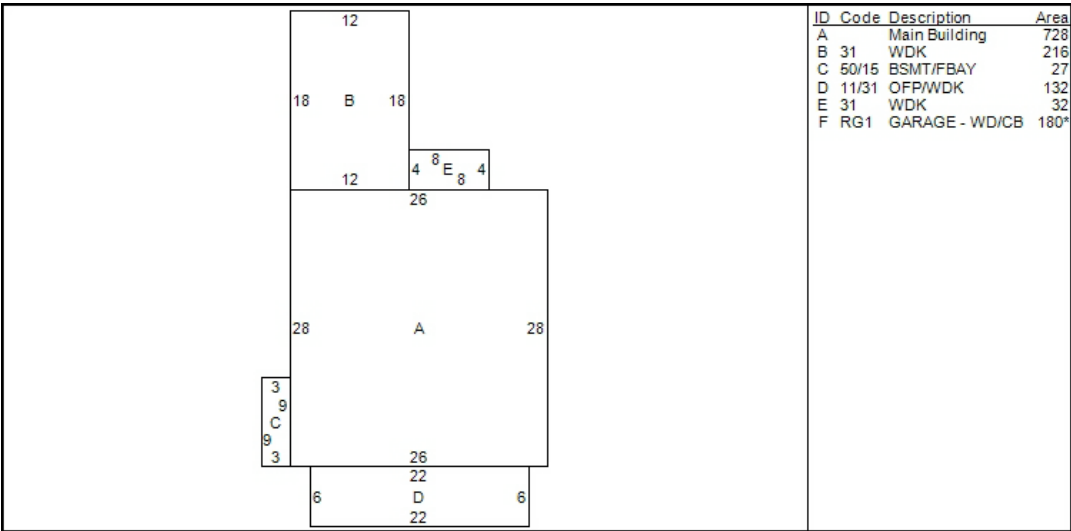
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/03/99	31185	2,500	BLDG Renovate Kitche	100
07/14/99	31055	2,000	BLDG 18x12x14'Deck	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/09/05	355,000	Land + Bldg	Valid Sale	29977/002		
01/16/03	139,900	Land + Bldg	Outlier-Written Desc Needed	23961/298		
05/18/99	139,900	Land + Bldg	Valid Sale	17465/179		
10/01/87	128,900	Land + Bldg	Valid Sale			
03/01/86	114,500	Land + Bldg				

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Dwelling Information			
<b>Style</b>	Colonial	<b>Year Built</b>	1912
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Blue		
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<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>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	Yes		
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>	315,279	<b>% Good</b>	67
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	17,930	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	7,721	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	340,930	<b>Additions</b>	8,580
<b>Ground Floor Area</b>	728		
<b>Total Living Area</b>	1,483	<b>Dwelling Value</b>	237,000

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	180	180	1	1925	D	A	3,500

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		31			2,410	
2	50	15			2,010	
3		11	31		3,820	
4		31			340	