


Situs : 22 LEAVITT ST		Parcel ID: 061-072		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
DORINVIL JEANIOR CHONNETTE DEROSIER 22 LEAVITT ST BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 3 Vol / Pg 47254/323 District Zoning R3 Class Residential		
Property Notes					



061-072 03/24/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	3,682			2,690
Total Acres: .2452 Spot:					Location:

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,100	81,100	0	75,500
Building	305,700	357,800	0	282,800
Total	386,800	438,900	0	358,300
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
08/21/20	AW	Field Review	Other

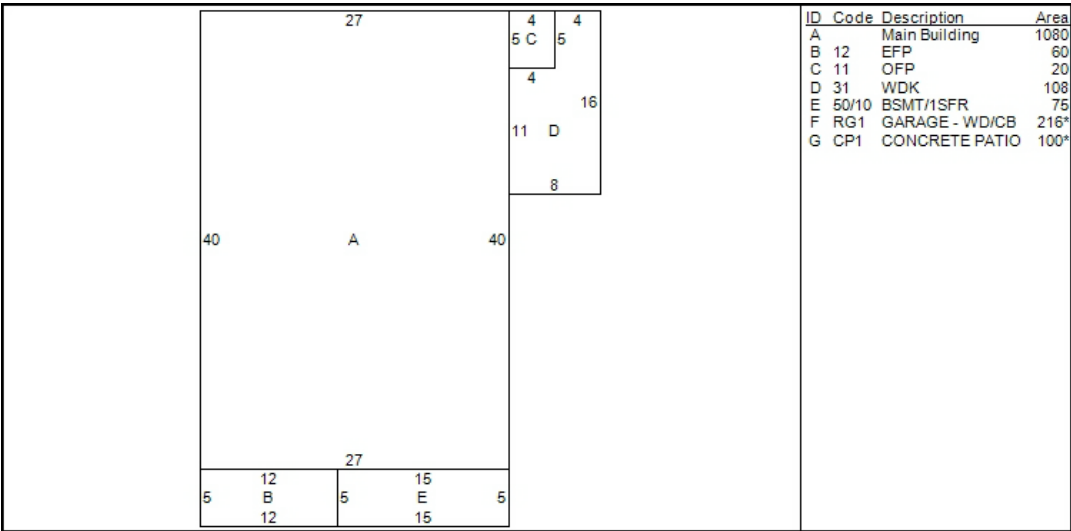
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/14/11	55903	2,750	BLDG Sofit/Trm/Gutrs	0
08/23/05	44765	2,000	BLDG Roof House	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/16	307,000	Land + Bldg	Valid Sale	47254/323	Quit Claim	DORINVIL JEANIOR
05/29/98	90,000	Land + Bldg	Change After Sale (Physical)	16242/125		

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Dwelling Information			
Style	Cape	Year Built	1940
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Red	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	Typical
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	369,028	% Good	82
Plumbing	16,312	% Good Override	
Basement	23,086	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,662	C&D Factor	
		Adj Factor	1
Subtotal	419,090	Additions	8,860
Ground Floor Area	1,080		
Total Living Area	1,965	Dwelling Value	352,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 216		216	1	1940	C	A	5,050
Patio	10 x 10		100	1	1990	C	A	250

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		12			1,640	
2		11			410	
3		31			1,480	
4	50	10			5,330	