


Situs : 37 LEAVITT ST	Parcel ID: 061-095	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
RANDOLPH REI GROUP LLC C/O LUDGERO M RODRIGUES 37 LEAVITT ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 17 Vol / Pg 48497/118 District Zoning R3 Class Residential
Property Notes	



061-095 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,504			3,290
<div> <div>Total Acres: .2641</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,700	81,700	0	75,900
Building	336,600	385,700	0	279,300
Total	418,300	467,400	0	355,200
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
11/16/17	CP	Field Review	Other
10/25/06	BM	Not At Home	Other
06/08/01	BM	Estimated For Misc Reason	Other

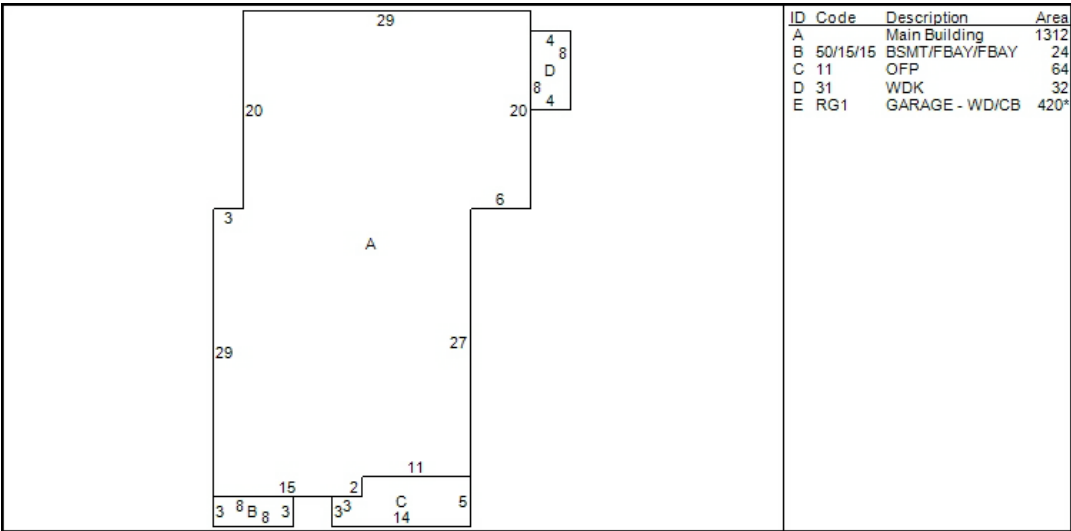
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/19/18	68643	18,000	ROOF/NEW	100
02/02/06	45825	2,480	BLDG Instl 4 Doors	0
06/13/00	32907	4,000	BLDG Strip & Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/17	273,000	Land + Bldg	Repossession	48497/118	Foreclosure	RANDOLPH REI GROUP LLC
10/14/05	410,000	Land + Bldg	Valid Sale	31526/167		

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Dwelling Information			
Style	Two Family	Year Built	1905
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	465,324	% Good	62
Plumbing	9,787	% Good Override	
Basement	26,463	Functional	
Heating	0	Economic	
Attic	28,488	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	530,060	Additions	16,930
Ground Floor Area	1,312		
Total Living Area	3,066	Dwelling Value	378,430

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	420	420	1	1925	C	A	7,270

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			2,230	
3		31			810	