

Situs : 177 LAURESTON ST

Parcel ID: 085-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SILVA JORGE B
RESENDE ANTONIA M
177 LAURESTON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 22
Vol / Pg 51358/283
District
Zoning R3
Class Residential

Property Notes



085-076 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	92			70

Total Acres: .1628
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	200,500	228,100	0	181,000
Total	279,000	306,600	0	254,600

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
08/14/20	GL	Field Review	Other
01/04/17	HP	Field Review	Other
04/06/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/11/16	1	0	BLDG 104 To 101	100
01/08/16	63907	20,650	REMODEL Kitchen And Bath And Other Reno	100
04/11/11	54619	14,500	BLDG Ext Remodel	100
11/18/10	54166	1,736	BLDG Weatherization	0
09/08/09	52136	2,500	BLDG Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/19	1	Land + Bldg	Transfer Of Convenience	51358/283	Quit Claim	SILVA JORGE B
04/27/16	1	Land + Bldg	Transfer Of Convenience	46848/239	Quit Claim	RESENDE ANTONIA M
07/24/08	101,900	Land + Bldg	Sale After Foreclosure	36208/331		
07/24/08	100	Land + Bldg	Transfer Of Convenience	36208/327		
08/22/07	265,000	Land + Bldg	Repossession	34987/102		
02/01/05	265,000	Land + Bldg	Change After Sale (Physical)	29937/40		
02/28/97	45,000	Land + Bldg		15003		
02/01/97	45,000	Land + Bldg	Valid Sale			
11/01/84	72,900	Land + Bldg				

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Dwelling Information

Style	Colonial Ne	Year Built	1886
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	2016
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

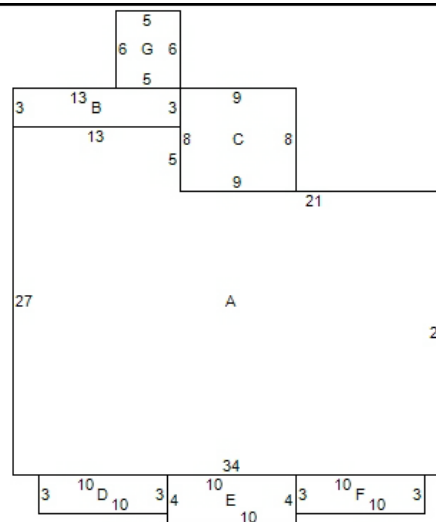
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	306,509	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,175	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,689	C&D Factor	
		Adj Factor	1
Subtotal	339,160	Additions	10,660
Ground Floor Area	813		
Total Living Area	1,391	Dwelling Value	220,940

Building Notes

ID	Code	Description	Area
A		Main Building	813
B	50/10	BSMT/1SFR	39
C	50/10	BSMT/1SFR	72
D	15	FBAY	30
E	11	OPF	40
F	15	FBAY	30
G	14	FUB	30
H	RG1	GARAGE - WD/ICB	414*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	414	414	1	1925	C	A	7,200

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	50	10			2,420	5		15			1,670
2	50	10			3,910	6		14			310
3			15		1,670						
4			11		680						