

Situs : 62 LAURESTON ST	Parcel ID: 087-032	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BAPISTA LAURA 62 LAURESTON ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 1 Vol / Pg 37043/321 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,136			74,250
Total Acres: .0949 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,500
Building	503,300	611,100	0	451,500
Total	577,600	685,400	0	522,000
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

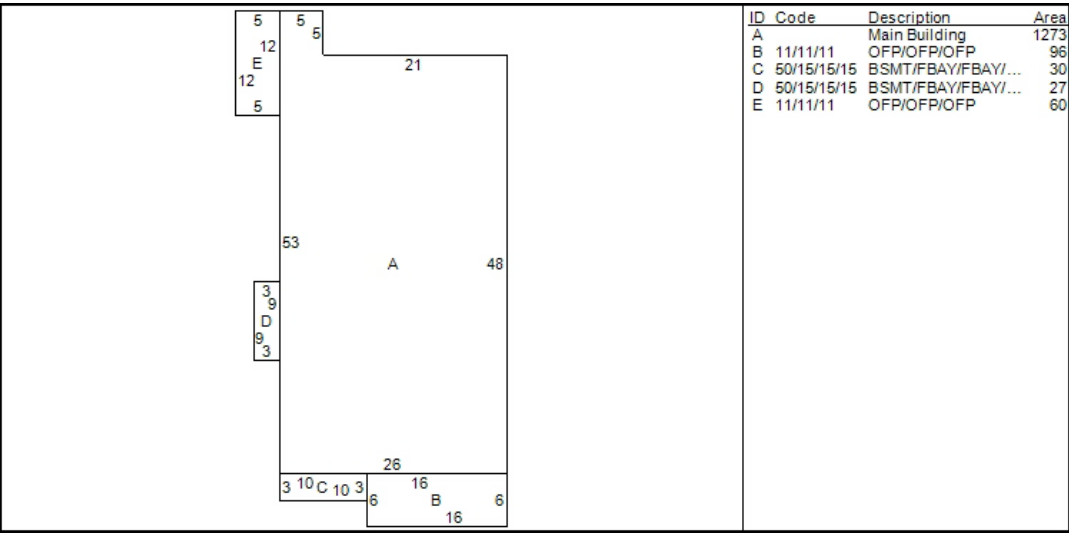
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/23/09	51253	9,000	BLDG Remodel Interio	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/15/18	565,000	Land + Bldg	Valid Sale	50174/65	Quit Claim	BAPISTA LAURA
04/09/09	170,000	Land + Bldg	Valid Sale	37043/321	Foreclosure	
01/09/09	136,100	Land + Bldg	Sale After Foreclosure	36673/206		
10/20/08	122,500	Land + Bldg	Repossession	36458/179		
02/16/05		Land + Bldg	Transfer Of Convenience	30003/18		
06/23/03	350,000	Land + Bldg	Valid Sale	25531/249		
09/30/99	149,000	Land + Bldg	Valid Sale	17912/114		
07/29/96		Land + Bldg		14543/00130		
06/01/85		Land + Bldg				

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Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	1980
Attic	None	Year Remodeled	2009
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	574,562	% Good	80
Plumbing	18,124	% Good Override	
Basement	23,962	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	616,650	Additions	68,480
Ground Floor Area	1,273		
Total Living Area	3,990	Dwelling Value	611,140

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		11	11	11	9,360
2	50	15	15	15	26,960
3	50	15	15	15	25,440
4		11	11	11	6,720