

Situs : 24 OAK ST	Parcel ID: 098-225	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LAUZON HENRY E FLORENCE A LAUZON 97 WHITNEY AVE STOUGHTON MA 02072	Living Units 1 Neighborhood 120 Alternate ID 1A Vol / Pg District Zoning C2 Class Residential

Property Notes



098-225 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	600		440
Total Acres: .1745				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,800	78,800	0	73,800
Building	207,000	213,300	0	191,000
Total	285,800	292,100	0	264,800
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
09/01/20	AW	Field Review	Other
09/23/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
					Grantee LAUZON HENRY E

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Dwelling Information			
Style	Cape	Year Built	1954
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath 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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	268,769	% Good	72
Plumbing		% Good Override	
Basement	16,814	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	294,970	Additions	940
Ground Floor Area	744		
Total Living Area	1,302	Dwelling Value	213,320
Building Notes			

Outbuilding Data																					
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value													
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>744</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>88</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	744	B	31	WDK	88
ID	Code	Description	Area																		
A		Main Building	744																		
B	31	WDK	88																		
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		31			940																