

Situs : 13 STAFFORD LA		Parcel ID: 099-085		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ANDERSON KAREN J 13 STAFFORD LN BROCKTON MA 02301			Living Units 1 Neighborhood 60 Alternate ID 6 Vol / Pg 11554/00170 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	4,156		86,530					
Total Acres: .0954 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/10/20	GL	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	86,500	86,500	0	83,400					
Building	204,500	233,100	0	199,300					
Total	291,000	319,600	0	282,700					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
12/13/11	55884	2,000	BLDG Repair Roof	0					
08/06/09	52012	2,500	BLDG 16'X20' Deck+Wn	50					
01/06/04	41092	10,000	BLDG Repl 2drs,2w nds	100					
01/05/04	41090	1,000	BLDG Re-Roof	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11554/170									

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**Dwelling Information**

<b>Style</b>	Cape	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

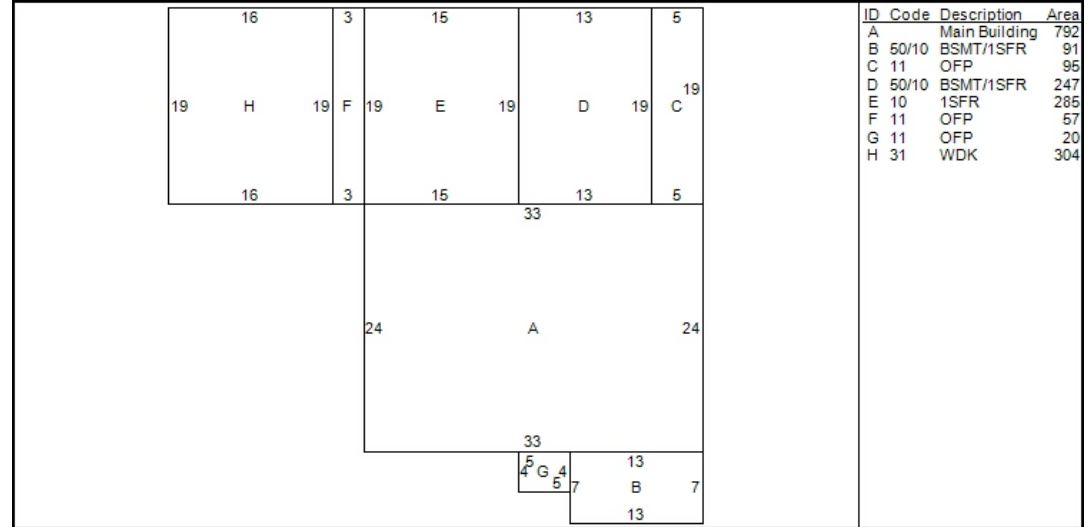
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	301,638	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,870	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	320,510	<b>Additions</b>	34,340
<b>Ground Floor Area</b>	792		
<b>Total Living Area</b>	1,811	<b>Dwelling Value</b>	233,060

**Building Notes**



ID	Code	Description	Area
A		Main Building	792
B	50/10	BSMT/1SFR	91
C	11	OFP	96
D	50/10	BSMT/1SFR	247
E	10	1SFR	285
F	11	OFP	57
G	11	OFP	20
H	31	WDK	304

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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			4,770	5		11			930
2			11		1,550	6		11			310
3	50	10			11,900	7		31			3,100
4			10		11,780						