

Situs : 79 WALDO ST		Parcel ID: 101-141		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MCCRAY HENRY & BERTHA L MCCRAY 79 WALDO ST BROCKTON MA 02301			Living Units 1 Neighborhood 60 Alternate ID 28 Vol / Pg 04236/00461 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,200			90,940				
Total Acres: .1653 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		90,900	90,900	0	87,400				
Building		177,800	199,500	0	177,700				
Total		268,700	290,400	0	265,100				
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	
09/23/04	42763	400	BLDG	Frt Prch Flr Br				0	
04/20/99	30514	3,150	BLDG	Replacement Win				100	
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
4236/461									

Situs : 79 WALDO ST

Parcel Id: 101-141

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Colonial Ne

Year Built

1925

Story height

1.7

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Frame

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

Heat Type

Basic

Fuel Type

Oil

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

1

Room Detail

Bedrooms

4

Full Baths

1

Family Rooms

1

Half Baths

1

Kitchens

Extra Fixtures

Total Rooms

9

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

234,246

% Good

62

Plumbing

6,525

% Good Override

Basement

14,654

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

3,689

C&D Factor

Subtotal

259,110

Adj Factor

1

Additions

32,190

Ground Floor Area

504

Dwelling Value

192,840

Total Living Area

1,707

Building Notes

15

21

25

4

6

4

6

21

3

9

6

4

24

A

24

21

3

9

6

5

17

ID

Code

Description

Area

A

11

OFF

87

B

12

OFF

24

C

12

EFF

27

D

10/10

1SFR/1SFR

399

E

50/15

BSMT/FBAY

27

F

12

EFF

15

G

RG1

GARAGE - WD/CB

289\*

H

RS1

FRAME UTILITY SHED

180\*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 289

289

1

1925

C

A

5,850

Frame Shed

1 x 180

180

1

1950

B

A

830

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

1,430

2

12

500

3

10

10

28,090

4

50

15

1,860

Line #

Low

1st

2nd

3rd

Value

6

12

310