

Situs : 65 WALDO ST	Parcel ID: 101-146	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DUFFY ROBIN TRUSTEE FRANCIS X DUFFY IRREVOCABLE TRUST 65 WALDO ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 30 Vol / Pg 43268/243 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,114			90,820
Total Acres: .1633 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,800	90,800	0	87,300
Building	248,900	260,700	0	222,500
Total	339,700	351,500	0	309,800
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/10/15	B61830	5,000	BLDG Solar Panels/No	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/27/13		Land + Bldg	Transfer Of Convenience	43268/243		

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Dwelling Information

Style	Colonial	Year Built	1965
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

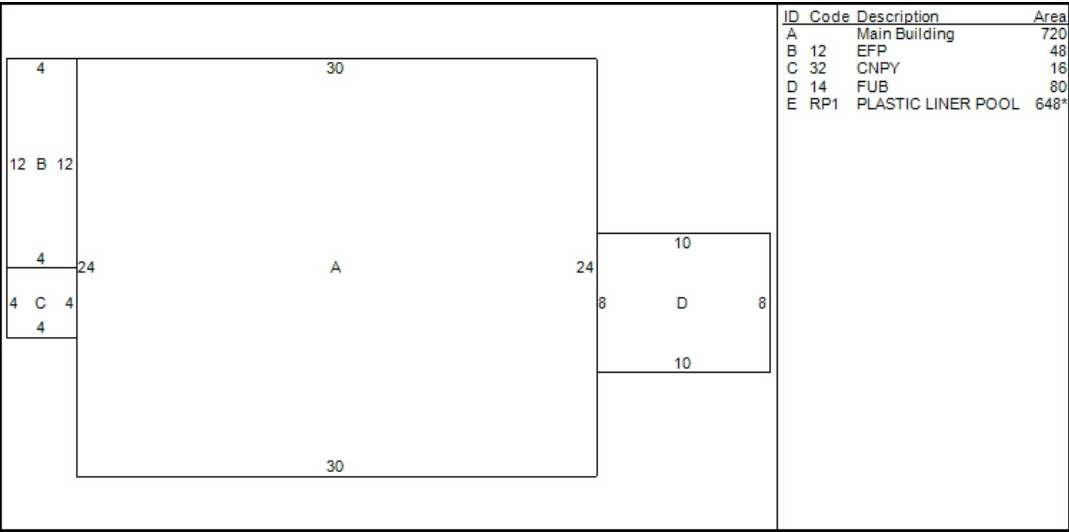
Grade & Depreciation

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

Dwelling Computations

Base Price	290,270	% Good	76
Plumbing	6,041	% Good Override	
Basement	16,508	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,254	C&D Factor	
		Adj Factor	1
Subtotal	332,070	Additions	2,200
Ground Floor Area	720		
Total Living Area	1,440	Dwelling Value	254,570

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	648	648	1	1988	C	A	6,150

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		12			1,140
3		32			150
4		14			910