

Situs : 10 WALDO ST	Parcel ID: 101-164	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
POMERLEAU JASON AND HEATHER POMERLEAU 10 WALDO ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 1 Vol / Pg 22108/285 District Zoning R1C Class Residential

Property Notes



101-164 03/16/2020

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	243,300	250,000	0	202,000
Total	334,200	340,900	0	289,400
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
08/11/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/09/03	40405	3,000	BLDG R & R Deck Boar	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/21/02		Land + Bldg	Transfer Of Convenience	22108/285		

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<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>	175	<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>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	1
<b>Total Rooms</b>	8		
<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>	

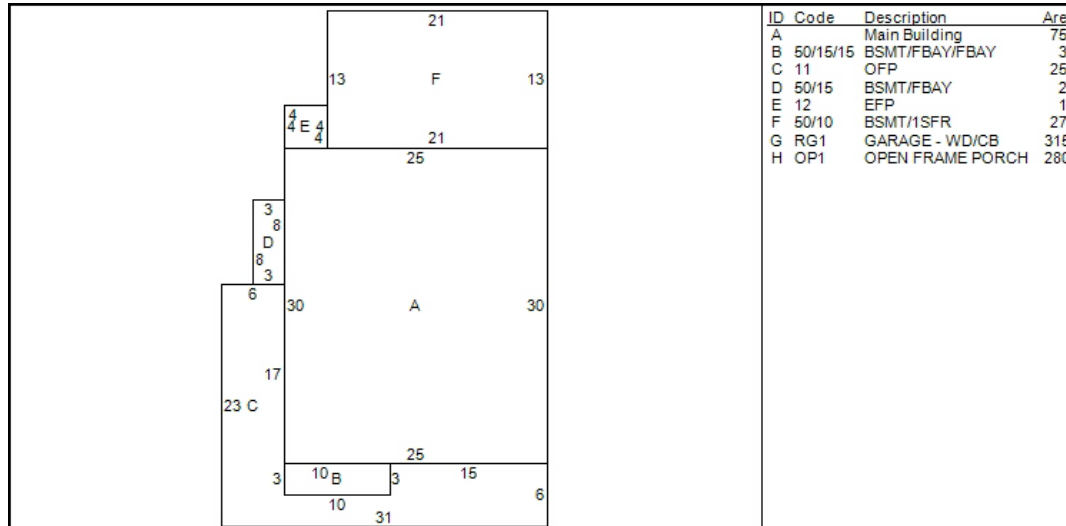
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<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>	321,083	<b>% Good</b>	62
<b>Plumbing</b>	3,262	<b>% Good Override</b>	
<b>Basement</b>	18,260	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	7,863	<b>% Complete</b>	
<b>Other Features</b>	4,665	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	355,130	<b>Additions</b>	22,700
<b>Ground Floor Area</b>	750		
<b>Total Living Area</b>	1,857	<b>Dwelling Value</b>	242,880

**Building Notes**



ID Code	Description	Area
A	Main Building	750
B	50/15/15 BSMT/FBAY/FBAY	30
C	11 OFF	258
D	50/15 BSMT/FBAY	24
E	12 EFP	16
F	50/10 BSMT/1SFR	273
G	RG1 GARAGE - WD/CB	315*
H	OP1 OPEN FRAME PORCH	280*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	315	315	1	1925	C	A	6,130
Porch	1 x	280	280	1	1925	D	A	970

**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	15	15		3,350	5	50	10			13,080
2			11		4,220						
3	50	15			1,740						
4			12		310						