


Situs : 24 WALDO ST	Parcel ID: 101-166	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GUEVARA KARINA 24 WALDO ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 3 Vol / Pg 43551/340 District Zoning R1C Class Residential

Property Notes

03/21/2013 MLS SHORT



101-166 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		90,940
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: .1653 Spot: Location: </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	145,700	137,900	0	138,500
Total	236,600	228,800	0	225,900
<div style="text-align: right; margin-top: 10px;"> Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div>				
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> Value Flag MARKET APPROACH Gross Building: </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/02/20	1538	3,000	EXTERIOR R W S	
12/03/99	31860	3,600	BLDG Strip & Reroof	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
08/29/13		Land + Bldg	Transfer Of Convenience	43551/340	
03/20/13	80,000	Land + Bldg	Outlier-Written Desc Needed	42824/100	
01/31/06		Land + Bldg	Sale Of Portion/Other Comm	32150/52	
07/25/05		Land + Bldg	Transfer Of Convenience	30988/342	
12/10/03	222,000	Land + Bldg	Valid Sale	27197/128	
12/29/99	114,000	Land + Bldg	Valid Sale	18167/58	
03/17/99	77,000	Land + Bldg	Valid Sale	17254/98	
08/24/98	55,000	Land + Bldg		16528/117	
<div style="text-align: right; margin-top: 10px;"> Grantee GUEVARA KARINA </div>					

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Dwelling Information

Style Bungalow	Year Built 1925	
Story height 1	Eff Year Built	
Attic None	Year Remodeled	
Exterior Walls Frame	Amenities	
Masonry Trim x		
Color Brown	In-law Apt No	

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	
Fuel Type Oil	Openings	
System Type Steam	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

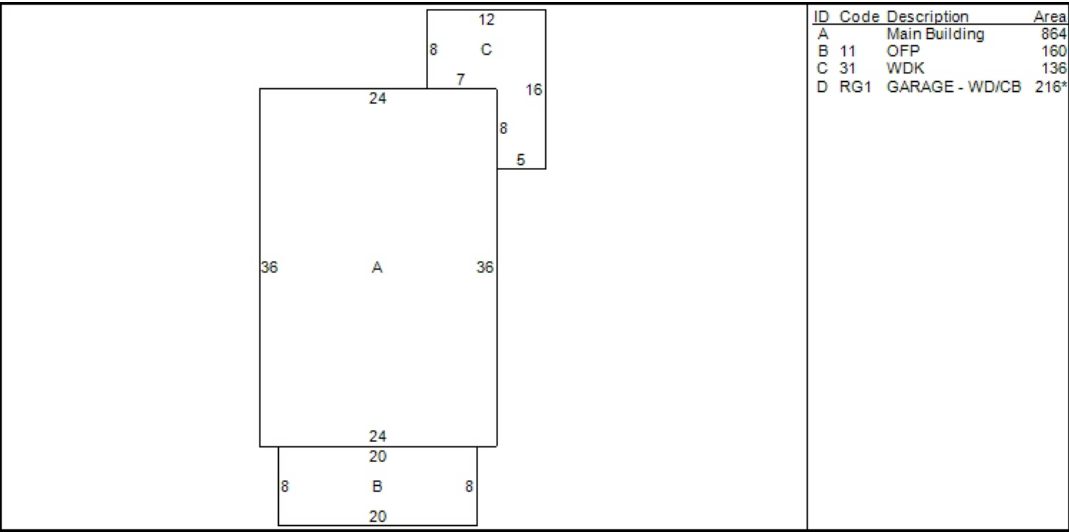
Grade C-	Market Adj	
Condition Average	Functional	
CDU AVERAGE	Economic	
Cost & Design 0	% Good Ovr	
% Complete		

Dwelling Computations

Base Price 190,576	% Good 62	
Plumbing	% Good Override	
Basement 17,883	Functional	
Heating 0	Economic	
Attic 0	% Complete	
Other Features 0	C&D Factor	
	Adj Factor 1	
Subtotal 208,460	Additions 3,600	

Ground Floor Area 864		
Total Living Area 864	Dwelling Value 132,850	

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1925	C	A	5,050

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			2,360
2		31			1,240