

Situs : 32 WALDO ST	Parcel ID: 101-168	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DONNA LEON 32 WALDO ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 5 Vol / Pg 19505/309 District Zoning R1C Class Residential
Property Notes	



101-168 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	210,000	193,300	0	193,000
Total	300,900	284,200	0	280,400
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
03/13/07	BM	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
11/16/06	47681	9,000	BLDG	Flr, Bath, Wall	0
10/05/06	47419	4,200	BLDG	Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/15/01		Land + Bldg	Court Order/Decree	19505/309		
03/01/90	127,000	Land + Bldg	Changed After Asmt Date/B4 Sale			
08/01/89	53,000	Land Only	Valid Sale			

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Dwelling Information			
Style	F To B Splt	Year Built	1990
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	442	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

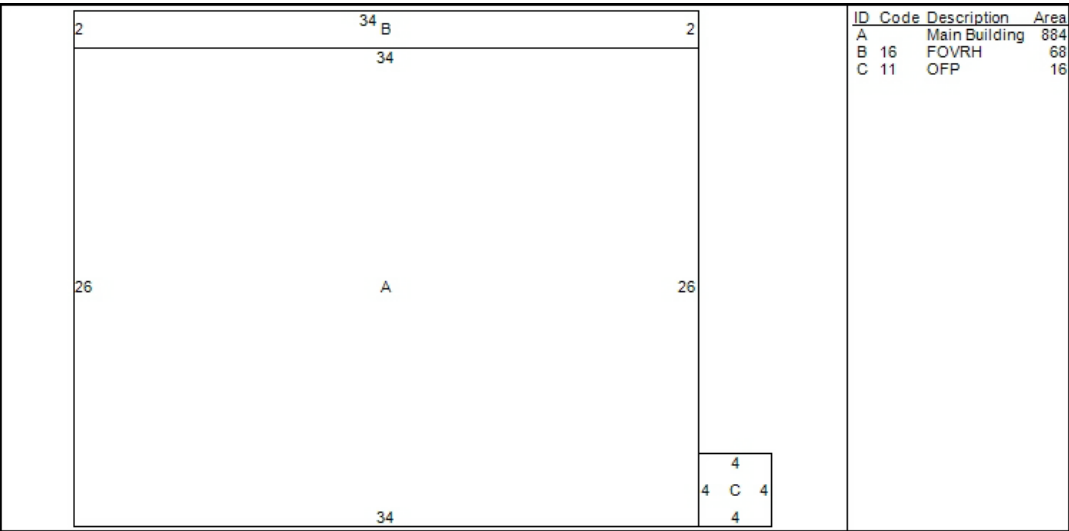
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	199,478	% Good	82
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,818	C&D Factor	
		Adj Factor	1
Subtotal	230,660	Additions	4,180

Ground Floor Area	884	Dwelling Value	193,320
Total Living Area	1,394		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		16			3,850	
2		11			330	