

Situs : 42 WALDO ST

Parcel ID: 101-170

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DASILVA JOHN H
HELENA DASILVA
42 WALDO ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 60
Alternate ID 7
Vol / Pg 36132/223
District
Zoning R1C
Class Residential

Property Notes



101-170 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	299,000	355,300	0	214,600
Total	389,900	446,200	0	302,000

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other
05/14/09	LK	Info At Door	Ow ner
04/05/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/29/07	48612	3,000	BLDG 9x13 2nd Sty Ad	100
05/15/07	48507	2,200	BLDG 30x50 Roof Shng	100
03/29/07	48246	1,500	BLDG Dr Frames/Paint	0
06/18/04	42060	6,000	BLDG Siding	100
04/01/03	B39155	1,000	BLDG Roof, Winds, Si	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/08		Land + Bldg	Transfer Of Convenience	36132/223		
01/29/99		Land + Bldg	Transfer Of Convenience	17102/346		
01/29/99	109,900	Land + Bldg	Valid Sale	17102/342		
08/01/93	95,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Colonial	Year Built	1895
Story height	2	Eff Year Built	1980
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

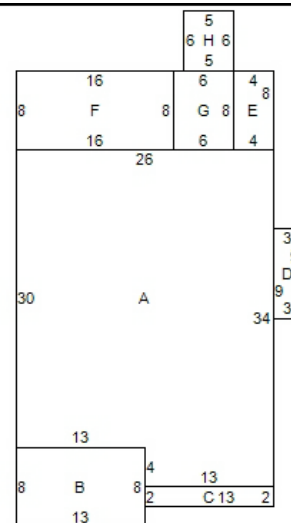
Grade & Depreciation

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

Dwelling Computations

Base Price	354,742	% Good	80
Plumbing	6,766	% Good Override	
Basement	20,174	Functional	
Heating	9,671	Economic	
Attic	8,687	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	400,040	Additions	27,840
Ground Floor Area	832		
Total Living Area	2,021	Dwelling Value	347,870

Building Notes



ID Code	Description	Area
A	Main Building	832
B 11	OFF	104
C 16	FOVRH	26
D 50/15	BSMT/FBAY	27
E 11	OFF	32
F 50/10/10	BSMT/1SFR/1SFR	128
G 50/10	BSMT/1SFR	48
H 14	FUB	30
I RG1	GARAGE - WD/CB	360*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	G	7,440

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		11			2,240	5	50	10	10		15,680
2		16			2,160	6	50	10			4,080
3	50	15			2,560	7		14			400
4		11			720						