RESIDENTIAL PROPERTY RECORD CARD   2021   BROCKTON

Situs : 92 WALDO ST	Parcel ID: 101-182	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020

CURRENT OWNER

CARDOSO EDNA T
HERMINIO GOMES
92 WALDO ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	60
Alternate ID	17
Vol / Pg	36343/334
District	
Zoning	R1C
Class	Residential

Property Notes

101-182 03/16/2020

Land Information

Type	Size		Influence Factors	Influence %	Value
Primary	SF	6,600			90,070

Total Acres: .1515
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,100	90,100	0	86,600
Building	196,600	220,500	0	185,800
Total	286,700	310,600	0	272,400

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

Entrance Information

Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other
05/29/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
08/26/16	65377	2,000	DOORS	Remove Bulkhead, Add Regular D(	100
11/09/98	29901	1,050	BLDG	6' X 6' Deck	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/10/08	167,000	Land + Bldg	Valid Sale	36343/334		
01/30/08	205,000	Land + Bldg	Repossession	35548/252		
03/31/05	319,900	Land + Bldg	Valid Sale	30269/208		
08/12/97	110,000	Land + Bldg		15392		
09/01/88	135,000	Land + Bldg	Valid Sale			
03/01/81	45,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Bungalow	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Full	# Car Bsmt 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	6		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	312,374	% Good	62
Plumbing		% Good Override	
Basement	19,541	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	331,920	Additions	9,610
Ground Floor Area	945		
Total Living Area	1,597	Dwelling Value	215,400

Building Notes

ID	Code	Description	Area
A		Main Building	945
B	11/17	OFP/.50FR	189
C	10	1SFR	84
D	31	WDK	36
E	RG1	GARAGE - WD/CB	216*

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	17		5,770
2		10			3,530
3		31			310