

Situs : 100 WALDO ST	Parcel ID: 101-185	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BEALS RICHARD H EMILY BEALS C/O EMILY BEALS 100 WALDO ST BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 20 Vol / Pg 03073/00344 District Zoning R1C Class Residential

Property Notes



101-185 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	179,400	196,900	0	170,200
Total	269,500	287,000	0	256,800
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

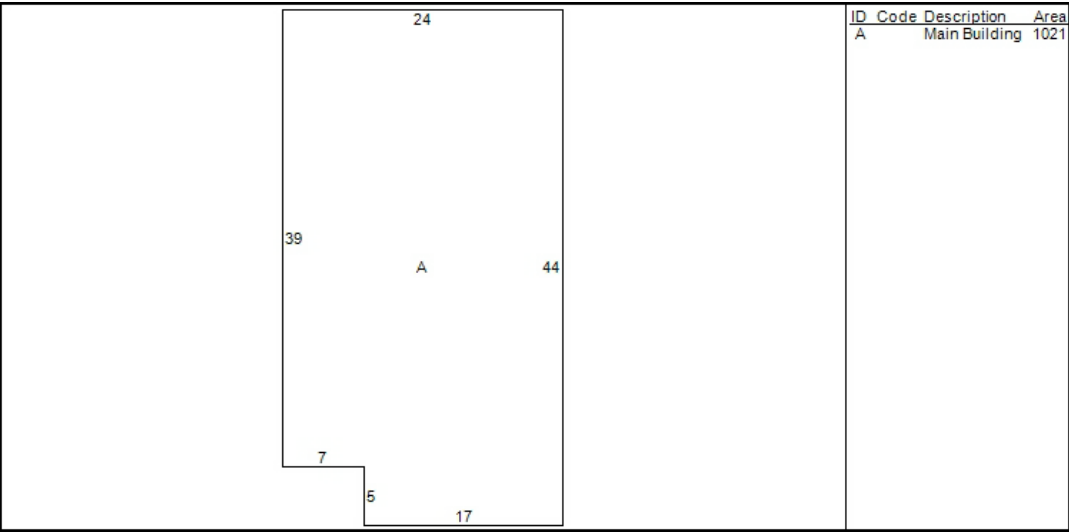
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/07/11	54327	5,700	BLDG 3 Drs & Insulat	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3073/344		

Situs : 100 WALDO ST	Parcel Id: 101-185	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	219,275	% Good	76
Plumbing		% Good Override	
Basement	20,576	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,254	C&D Factor	
		Adj Factor	1
Subtotal	259,110	Additions	
Ground Floor Area	1,021		
Total Living Area	1,021	Dwelling Value	196,920

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	