

Situs : 10 COREY AV

Parcel ID: 101-274

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

OHAYA JESSICA I
CAJETAN A OHAYA
10 COREY AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 60
Alternate ID 1
Vol / Pg 46932/165
District
Zoning R1C
Class Residential

Property Notes



101-274 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,500		91,380

Total Acres: .1722
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	91,400	91,400	0	87,800
Building	321,200	399,000	0	301,100
Total	412,600	490,400	0	388,900

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
04/16/14	RH	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/20/13	O58405	0	BLDG Occupancy	100
09/18/13	B58859	7,000	BLDG Forced Ht Ar Sy	100
06/25/13	B58405	140,241	BLDG 2 Stry Singl Fa	100

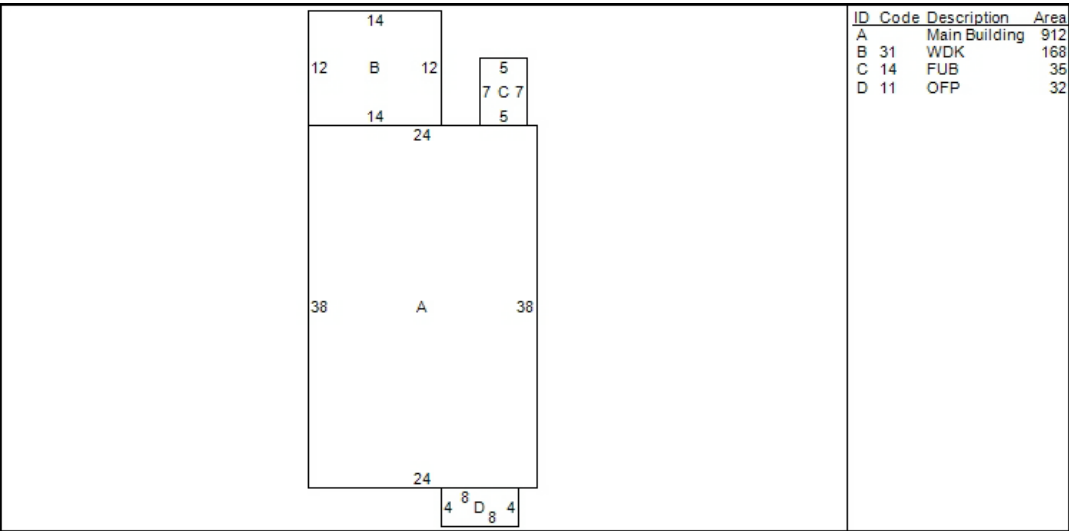
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/17/16	1	Land + Bldg	Transfer Of Convenience	46932/165	Quit Claim	OHAYA JESSICA I
03/23/16		Land + Bldg	Transfer Of Convenience	46719/111	Quit Claim	OHAYA JESSICA I CAJETAN A OHAYA
11/26/13	304,000	Land + Bldg	Valid Sale	43859/242		
11/19/09	30,000	Land Only	Sale After Foreclosure	37939/084		
05/19/09	32,000	Land Only	Repossession	37218/218		
06/09/05	115,000	Land Only	Sale Of Portion/Other Comm	30687/264		

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Dwelling Information			
Style	Colonial	Year Built	2013
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	376,044	% Good	93
Plumbing	16,916	% Good Override	
Basement	21,386	Functional	
Heating	10,252	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	424,600	Additions	4,100
Ground Floor Area	912		
Total Living Area	1,824	Dwelling Value	398,980

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		31			2,700	
2		14			560	
3		11			840	