

Situs : 12 RIDGEWAY CT	Parcel ID: 111-017	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NWOSU EMMANUEL I 12 RIDGEWAY COURT BROCKTON MA 02302	Living Units 3 Neighborhood 90 Alternate ID 1 Vol / Pg 46678/189 District Zoning C2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,017			76,970
Total Acres: .1381 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	410,700	425,200	0	327,800
Total	487,700	502,200	0	400,300
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
08/20/20	GL	Field Review	Other

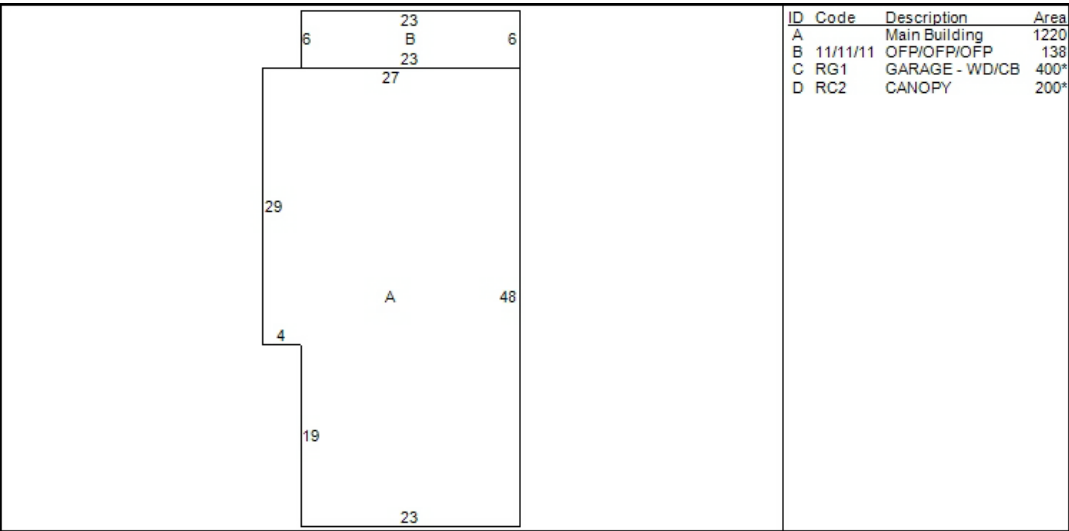
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/26/06	46521	10,500	BLDG Vinyl Siding	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/11/16	316,000	Land + Bldg	Valid Sale	46678/189	Quit Claim	NWOSU EMMANUEL I
12/30/13	146,520	Land + Bldg	Sale After Foreclosure	43969/298		
04/04/13	328,680	Land + Bldg	Repossession	42894/138		
01/04/07		Land + Bldg	Transfer Of Convenience	33934/327		
04/16/02	200,000	Land + Bldg	Valid Sale	21908/121		
03/23/99		Land + Bldg	Transfer Of Convenience	17268/166		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	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	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	14		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	548,724	% Good	62
Plumbing	26,099	% Good Override	
Basement	25,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	599,940	Additions	10,290
Ground Floor Area	1,220		
Total Living Area	3,050	Dwelling Value	419,450

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1920	C	F	5,290
Canopy	10 x 20		200	1	1920	C	F	490

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		11	11	11	10,290	