

Situs : 9 RIDGEWAY CT		Parcel ID: 111-024		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020		
CURRENT OWNER			GENERAL INFORMATION							
AREI LLC C/O JOSE OQUENDO 9 RIDGEWAY COURT BROCKTON MA 02301			Living Units 2 Neighborhood 90 Alternate ID 6 Vol / Pg 51314/300 District Zoning C2 Class Residential							
Property Notes										
VAC/ABAN										
Land Information						Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior	
SF	6,294			77,380		Land 77,400	77,400	0	72,800	
						Building 294,600	292,700	0	249,000	
						Total 372,000	370,100	0	321,800	
Total Acres: .1445 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
08/20/20	GL	Field Review	Other			10/07/19	1850	35,000	REMODEL	Sold June 2020 For 550k Jc
10/09/14	DR	Unoccupied	Ow ner							
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
07/01/19	189,000	Land + Bldg	Repossession	51314/300	Quit Claim	AREI LLC				
03/02/17	195,000	Land + Bldg	Repossession	48165/251	Quit Claim	FANNIE MAE				
06/08/79		Land + Bldg	Valid Sale							

Situs : 9 RIDGEWAY CT

Parcel Id: 111-024

Class: Two-Family

Card: 1 of 1

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Dwelling Information

Style	Two Family	Year Built	1899
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	2019
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Hot Water	Pre-Fab	

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

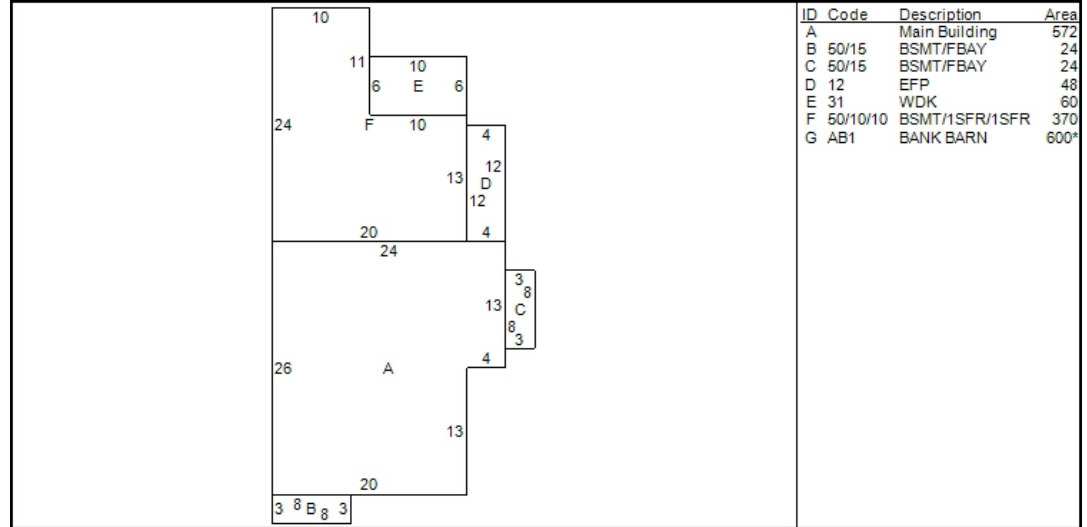
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	250,079	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,644	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	275,510	Additions	98,890
Ground Floor Area	572		
Total Living Area	1,789	Dwelling Value	286,790

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bank Barn	1 x	600	600	1	1925	C	F	5,910

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	50	15			7,750	6	50	10	10		79,550
2	50	15			7,750						
4		12			2,600						
5		31			1,240						