

**Situs : 4 ORANGE ST**

**Parcel ID: 127-006**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

BALZOTTI JAMES R  
4 ORANGE ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 5  
Vol / Pg 18582/26  
District  
Zoning R1C  
Class Residential

**Property Notes**



127-006 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,590		76,360

Total Acres: .1283  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,000
Building	198,500	214,500	0	205,500
Total	274,900	290,900	0	277,500

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/15/18	100	Land + Bldg	Transfer Of Convenience	49924/246	Quit Claim	BALZOTTI JAMES R
06/05/00		Land + Bldg	Transfer Of Convenience	18582/26		
10/04/99		Land + Bldg	Family Sale	17923/302		
10/04/99		Land + Bldg	Family Sale	17923/302		
09/11/98		Land + Bldg	Family Sale	16592/323		

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Dwelling Information			
Style	Ranch	Year Built	1951
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	500	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

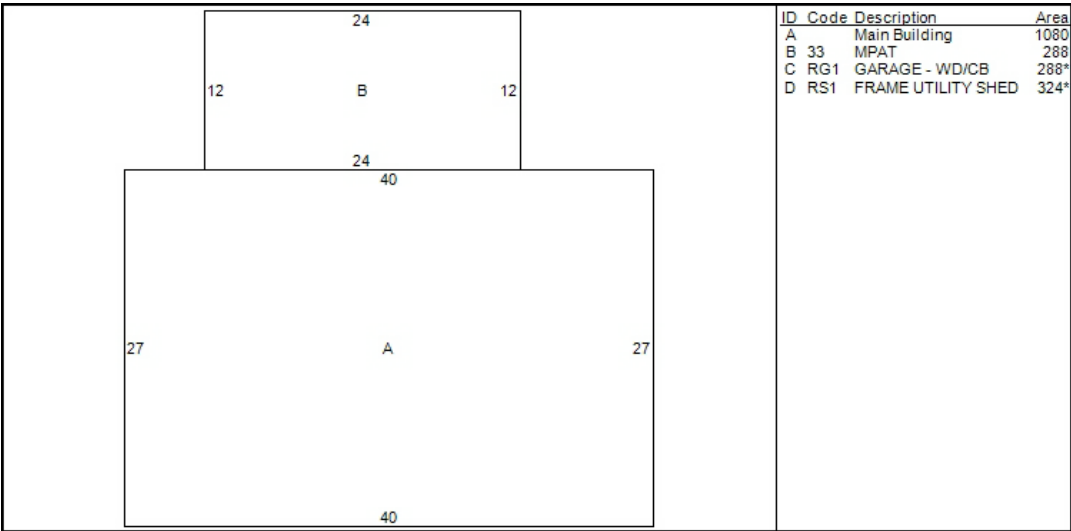
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	227,795	% Good	72
Plumbing	6,041	% Good Override	
Basement	21,376	Functional	
Heating	6,210	Economic	
Attic	0	% Complete	
Other Features	21,722	C&D Factor	
		Adj Factor	1
Subtotal	283,140	Additions	2,160

Ground Floor Area	1,080		
Total Living Area	1,080	Dwelling Value	206,020

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 24		288	1	1960	C	G	6,560
Frame Shed	1 x 324		324	1	1960	B	G	1,870

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		33			2,160	