

Situs : 23 ORANGE ST	Parcel ID: 127-042	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LEASTON EVA J 23 ORANGE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1 Vol / Pg 36944/267 District Zoning R1C Class Residential

Property Notes



127-042 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,593			2,620
Total Acres: .2432				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,000	81,000	0	75,400
Building	320,900	406,100	0	293,400
Total	401,900	487,100	0	368,800
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
08/26/20	GL	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/14/06	46839	150,089	BLDG	Colonial, Dk, G	0
05/02/06	46345	0	BLDG	Demo House	0
03/23/04	41406	4,000	BLDG	Temp Mobile Hom	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				36944/267		

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Dwelling Information			
Style	Colonial	Year Built	2006
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	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

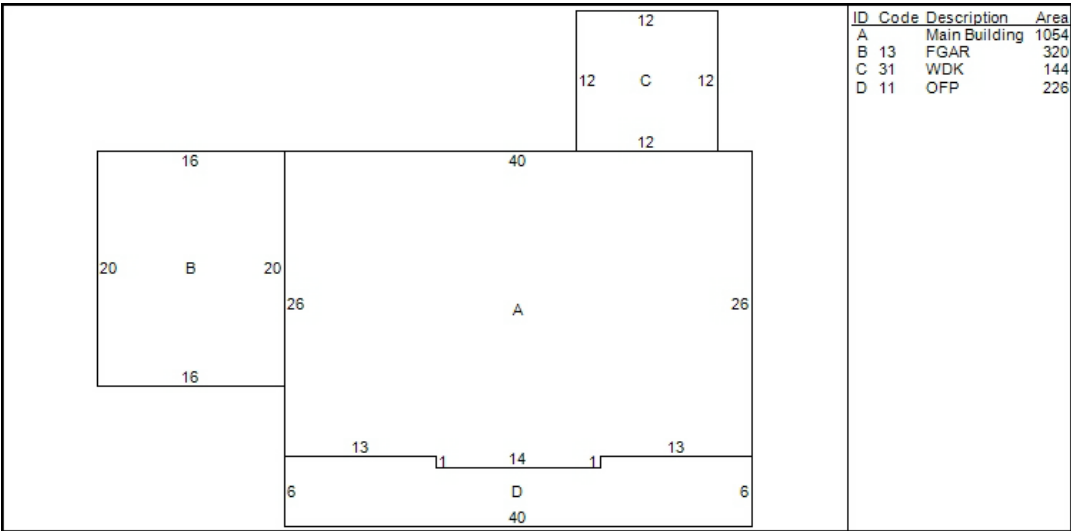
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	399,232	% Good	87
Plumbing	16,312	% Good Override	
Basement	22,705	Functional	
Heating	10,884	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	449,130	Additions	15,400

Ground Floor Area	1,054	Dwelling Value	406,140
Total Living Area	2,108		

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		13			8,090	
2		31			2,090	
3		11			5,220	