

<b>Situs : 19 ORANGE ST</b>	<b>Parcel ID: 127-043</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
CHERY KESCIA FARAH FRANCOIS 19 ORANGE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1-3 Vol / Pg 41040/114 District Zoning R1C Class Residential

Property Notes



127-043 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,258		77,320
Total Acres: .1437 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	235,000	224,100	0	186,900
Total	312,300	301,400	0	259,600
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
06/20/18	69207	23,980	SOLARPANLS	100
03/15/02	36303	1,500	BLDG Shingle House	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/29/12	155,000	Land + Bldg	Valid Sale	41040/114		CHERY KESCIA
03/22/04		Land + Bldg	Transfer Of Convenience	27775/160		
01/01/92	113,878	Land + Bldg	Repossession			
12/01/87	125,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	326,443	% Good	62
Plumbing		% Good Override	
Basement	18,565	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	345,010	Additions	7,750
Ground Floor Area	772		
Total Living Area	1,585	Dwelling Value	221,660
Building Notes			

Outbuilding Data	
Type	Size 1    Size 2    Area    Qty    Yr Blt    Grade    Condition    Value
Frame Shed	20 x 20    400    1    2000    C    A    2,430

  

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		12	12		2,110	
2	50	15			1,240	
3	50	15			1,860	
4		11			2,540	