

Situs : 15 ORANGE ST	Parcel ID: 127-044	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RAZZA JOHN BETH RAZZA C/O BERNADINE M WADE 15 ORANGE ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 1-1 Vol / Pg 41161/200 District Zoning R1C Class Residential

Property Notes
03/2012 MLS SHORT



127-044 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,716		76,540
Total Acres: .1312 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,500	76,500	0	72,200
Building	221,400	204,300	0	186,600
Total	297,900	280,800	0	258,800
Manual Override Reason Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
05/01/20	JPO	Entry & Sign	Other

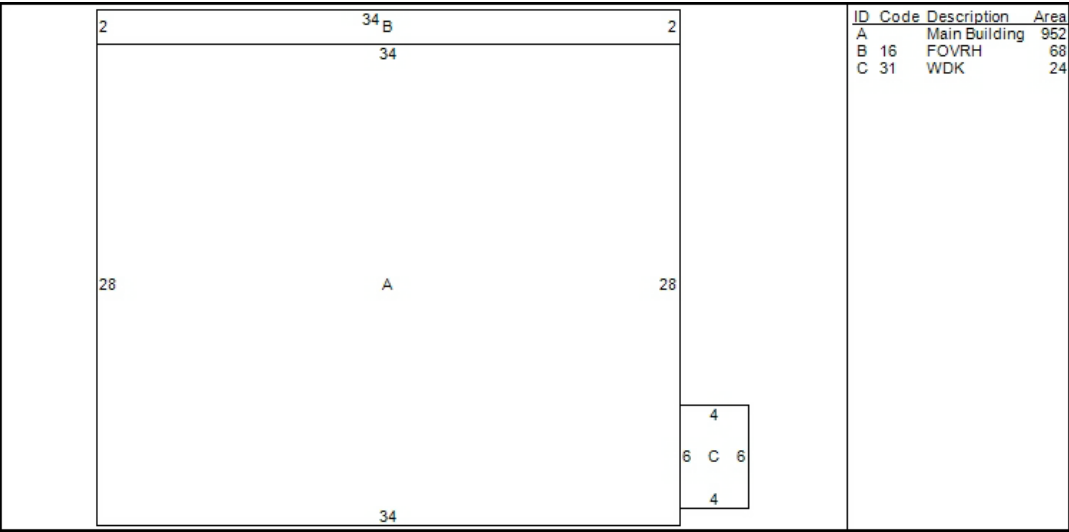
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
03/29/12	126,000	Land + Bldg	Outlier-Written Desc Needed	41161/200	Grantee
09/16/98	104,000	Land + Bldg	Valid Sale	16608/49	RAZZA JOHN
06/01/88	134,900	Land Only	Valid Sale		
09/01/87	126,900	Land Only	Sale Of Portion/Other Comm		

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Dwelling Information			
Style F To B Splt Story height 1 Attic None Exterior Walls Al/Vinyl Masonry Trim x Color Blue	Year Built 1988 Eff Year Built Year Remodeled Amenities In-law Apt No		
Basement			
Basement Part FBLA Size 381 Rec Rm Size x	# Car Bsm t Gar FBLA Type Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type Central Ac Fuel Type Gas System Type Warm Air	Stacks Openings Pre-Fab		
Room Detail			
Bedrooms 3 Family Rooms Kitchens Total Rooms 5 Kitchen Type Kitchen Remod No	Full Baths 1 Half Baths Extra Fixtures Bath Type Bath Remod No		
Adjustments			
Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area		
Grade & Depreciation			
Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		
Dwelling Computations			
Base Price 209,251 Plumbing Basement 9,818 Heating 5,705 Attic 0 Other Features 18,807 Subtotal 243,580	% Good 82 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 4,510		
Ground Floor Area 952 Total Living Area 1,401	Dwelling Value 204,250		

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		16			4,180	
2		31			330	