

Situs : 12 ORANGE ST	Parcel ID: 127-045	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KHANG BLONG AND MAI LEE 12 ORANGE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 22378/130 District Zoning R1C Class Residential

Property Notes



127-045 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,760		76,600
Total Acres: .1322 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,600	76,600	0	72,200
Building	182,100	191,900	0	163,400
Total	258,700	268,500	0	235,600
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
03/14/01	BM	Estimated For Misc Reason	Other

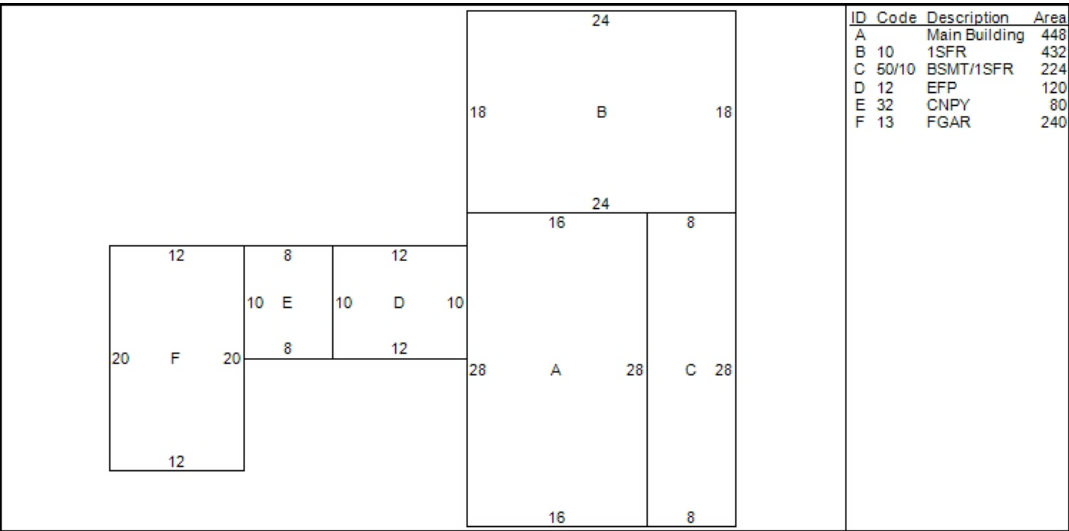
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/14/08	50007	11,800	BLDG Vinyl Side, Tri	0
09/23/98	29624	5,840	BLDG Roof,Btrm Ceil	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/02/02	190,000	Land + Bldg	Valid Sale	22378/130		
06/30/00	134,900	Land + Bldg	Outlier-Written Desc Needed	18661/349		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
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	221,255	% Good	62
Plumbing	6,525	% Good Override	
Basement	13,841	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	251,750	Additions	35,840
Ground Floor Area	448		
Total Living Area	1,440	Dwelling Value	191,930

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	Line #	Low	1st	2nd	3rd	Value
1		10			17,610	5		13			4,340
2	50	10			10,850						
3		12			2,480						
4		32			560						