

**Situs : 45 IRVING ST**

**Parcel ID: 129-096**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

FREJUSTE MOLIERE  
45 IRVING ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 3  
Vol / Pg 41252/57  
District  
Zoning R1C  
Class Residential

**Property Notes**

04/2012 MLS SHORT



129-096 03/22/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	8,475		6,190

Total Acres: .3553  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	84,600	84,600	0	78,000
<b>Building</b>	187,300	198,800	0	168,600
<b>Total</b>	271,900	283,400	0	246,600

**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
05/04/18	CP	Field Review	Other
05/02/02	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/20/17	B67198	27,500	ADDITION	100
07/13/12	56787	600	BLDG Enclose Deck	0
06/15/01	34802	5,000	BLDG Remodel Bathroo	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/19/12	136,200	Land + Bldg	Outlier-Written Desc Needed	41252/57		
01/16/07	251,000	Land + Bldg	Valid Sale	33977/256		
07/31/03	237,000	Land + Bldg	Valid Sale	26010/237		
05/22/01	145,000	Land + Bldg	Changed After Asmt Date/B4 Sale	19874/132		

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

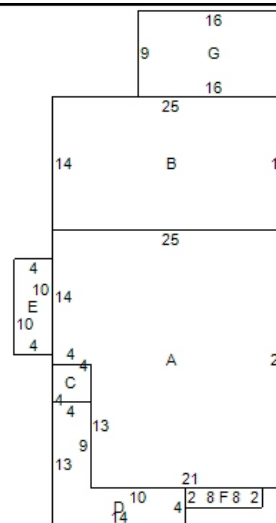
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	242,832	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	15,191	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	258,020	<b>Additions</b>	30,610
<b>Ground Floor Area</b>	623		
<b>Total Living Area</b>	1,667	<b>Dwelling Value</b>	190,580

**Building Notes**



ID Code	Description	Area
A	Main Building	623
B	50/10/10 BSMT/1SFR/1SFR	350
C	10 1SFR	16
D	11 OFP	92
E	12 EFP	40
F	15 FBAY	16
G	31 WDK	144
H	RG2 GARAGE - MASONRY	400*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	8,190

**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	50	10	10		25,050	5		15			1,050
2					1,050	6		31			1,360
3					1,360						
4					740						