

#### 2021 RESIDENTIAL PROPERTY RECORD CARD

# **BROCKTON**

Situs: 37 IRVING ST

Parcel ID: 129-097

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

### **CURRENT OWNER**

MARSEILLE LEONEL DUCE LATIQUIA BRAXTON 37 IRVING ST BROCKTON MA 02302

### **GENERAL INFORMATION**

Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 47463/219

District

Zoning Class R1C Residential

# **Property Notes**



129-097 03/22/2020

Value Flag MARKET APPROACH

Gross Building:

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	8,625			6,300

Total Acres: .3587 Spot:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	84,700	84,700	0	78,100
Building	244,900	264,000	0	212,000
Total	329,600	348,700	0	290,100

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Location:

		Entrance Information	
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
06/04/18	CP	Field Review	Other
06/08/01	BM	Estimated For Misc Reason	Other

			Permit Info	mation	
Date Issued	Number	Price	Purpose		% Complete
07/11/16	65042	6,000	OTHER	Sheet Metal	100
04/20/16	64445	18,500	ROOF/NEW	Roof/Window s/Door	100
02/03/00	32154	0	BLDG	Inspect Woodsto	100

Sales	/Ow ner	ship	History	1
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Transfer Date 09/15/16 04/29/16 02/03/16 08/29/03 08/15/01	138,000 143,512	Land + Bldg Land + Bldg Land + Bldg Land + Bldg Land + Bldg	Validity Valid Sale Sold Twice In Same Year Repossession Transfer Of Convenience Sale Of Portion/Other Comm	Deed Reference 47463/219 46869/108 46561/114 26364/283 20367/104	<b>Deed Type</b> Quit Claim Quit Claim Foreclosure	Grantee MARSEILLE LEONEL DUCE GONCALVES JOSEPH FEDERAL NAT MRTG ASSN
06/28/99	115,000	Land + Bldg	Valid Sale	17607/90		
01/01/84	32,000	Land + Bldg				
09/01/81	1,388	Land + Bldg	Repossession			



RESIDENTIAL PROPERTY RECORD CARD

2021

## BROCKTON

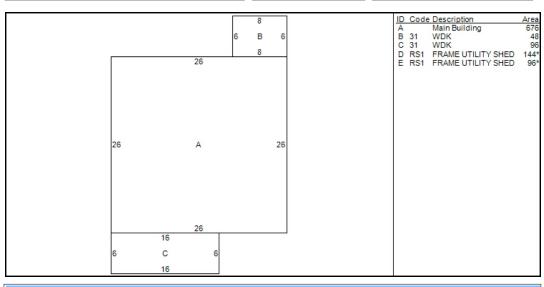
Situs: 37 IRVING ST Parcel Id: 129-097 **Dwelling Information** Style Colonial Year Built 1925 Story height 2 Eff Year Built 1975 Attic Unfin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 6 Kitchen Type Modern Bath Type Modern Kitchen Remod Yes Bath Remod Yes 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** 301,882 Base Price % Good 80 **Plumbing** % Good Override 17,168 Basement **Functional** 0 Heating Economic 7,393 Attic % Complete **C&D Factor Other Features** Adj Factor 1 326,440 Additions 1,920 Subtotal 676 **Ground Floor Area** 1,352 Dwelling Value 263,070 **Total Living Area** 

**Building Notes** 

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			Outbuilding Da	ata			
Туре	Size 1	Size 2	Area Q	y Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1 1984	С	Α	530
Frame Shed	1 x	96	96	1 1985	С	Α	350

	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		31			640			
2		31			1,280			