

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
LATIQUA BRAXTON
37 IRVING ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 4
Vol / Pg 47463/219
District
Zoning R1C
Class Residential

Property Notes



129-097 03/22/2020

Land Information

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

Total Acres: .3587
Spot:

Location:

Assessment Information

	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

Value Flag MARKET APPROACH

Gross Building:

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 Information

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/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/16	269,900	Land + Bldg	Valid Sale	47463/219	Quit Claim	MARSEILLE LEONEL DUCE
04/29/16	138,000	Land + Bldg	Sold Twice In Same Year	46869/108	Quit Claim	GONCALVES JOSEPH
02/03/16	143,512	Land + Bldg	Repossession	46561/114	Foreclosure	FEDERAL NAT MRTG ASSN
08/29/03		Land + Bldg	Transfer Of Convenience	26364/283		
08/15/01		Land + Bldg	Sale Of Portion/Other Comm	20367/104		
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			

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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	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	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			
Base Price	301,882	% Good	80
Plumbing		% Good Override	
Basement	17,168	Functional	
Heating	0	Economic	
Attic	7,393	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	326,440	Additions	1,920
Ground Floor Area	676		
Total Living Area	1,352	Dwelling Value	263,070
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>676</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>48</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>96</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>144*</td> </tr> <tr> <td>E</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>96*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	676	B	31	WDK	48	C	31	WDK	96	D	RS1	FRAME UTILITY SHED	144*	E	RS1	FRAME UTILITY SHED	96*
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Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Frame Shed	1 x 144		144	1	1984	C	A	530																	
Frame Shed	1 x 96		96	1	1985	C	A	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																				