

Situs : 59 REGENT RD

Parcel ID: 158-070

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ORTIZ RAUL
AND LUZETTE ALVARADO ORTIZ
59 REGENT RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 17
Vol / Pg 20766/258
District
Zoning R1C
Class Residential

Property Notes



158-070 03/18/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|----------|-----------|-------------------|-------------|--------|
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 500 | | | 480 |

Total Acres: .2411
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|-----------------|-----------|---------|--------|---------|
| Land | 95,500 | 95,500 | 0 | 91,500 |
| Building | 190,400 | 198,100 | 0 | 178,300 |
| Total | 285,900 | 293,600 | 0 | 269,800 |

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 |
|----------|----|--------------|--------|
| 08/27/20 | CM | Field Review | Other |
| 02/01/05 | BM | Not At Home | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|----------------------|------------|
| 01/28/09 | 51213 | 17,000 | BLDG Strip & Re-Roof | 0 |
| 04/18/07 | 48331 | 8,382 | BLDG Vinyl Siding | 0 |
| 04/03/07 | 48249 | 5,600 | BLDG 6x9 Addition | 0 |
| 03/09/07 | 48163 | 25,000 | BLDG Garage To Fam R | 0 |
| 06/02/04 | 41915 | 2,509 | BLDG 8x16 Shed | 100 |

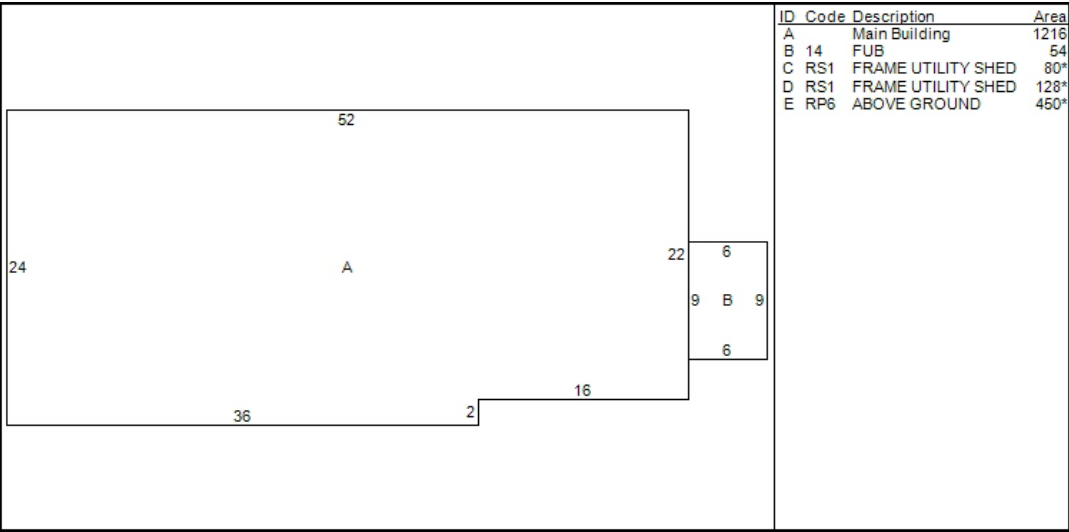
Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|------------|----------------|-----------|---------|
| 10/26/01 | 176,000 | Land + Bldg | Valid Sale | 20766/258 | | |

| | | | | |
|----------------------|--------------------|--------------------------------|--------------|---------------------------|
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|----------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | Ranch Slab | Year Built | 1960 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Blue | In-law Apt | No |
| Basement | | | |
| Basement | Pier/Slab | # 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 | Oil | Openings | |
| System Type | Hot Water | Pre-Fab | 1 |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| 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 | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 247,342 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 7,405 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 3,416 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 258,160 | Additions | 610 |
| Ground Floor Area | 1,216 | | |
| Total Living Area | 1,216 | Dwelling Value | 196,810 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x 80 | | 80 | 1 | 1980 | C | A | 290 |
| Frame Shed | 1 x 128 | | 128 | 1 | 2004 | C | A | 990 |
| Ag Pool | 1 x 450 | | 450 | 1 | 2000 | C | A | |

| 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 | | 14 | | | 610 | |