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|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 8 LORING ST | Parcel ID: 174-270 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| | |
|---|---|
| CURRENT OWNER | GENERAL INFORMATION |
| MELCHIONNO STEVEN 8 LORING ST BROCKTON MA 02302 | Living Units 1 Neighborhood 200 Alternate ID 1 Vol / Pg 28896/046 District Zoning R1C Class Residential |
| Property Notes | |
| | |



174-270 03/16/2020

| Land Information | | | | |
|---|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,200 | | 90,940 |
| <div>Total Acres: .1653</div> <div>Spot:Location:</div> | | | | |

| Assessment Information | | | | |
|----------------------------|-----------|---------|-------------------------|----------|
| | Appraised | Cost | Income | Prior |
| Land | 90,900 | 90,900 | 0 | 87,400 |
| Building | 242,100 | 245,900 | 0 | 215,200 |
| Total | 333,000 | 336,800 | 0 | 302,600 |
| Manual Override Reason | | | | |
| | | | Base Date of Value | 1/1/2020 |
| Value Flag MARKET APPROACH | | | Effective Date of Value | 1/1/2020 |
| Gross Building: | | | | |

| Entrance Information | | | |
|----------------------|----|--------------|--------|
| Date | ID | Entry Code | Source |
| 09/09/20 | CM | Field Review | Other |
| 06/07/04 | BM | Not At Home | Other |

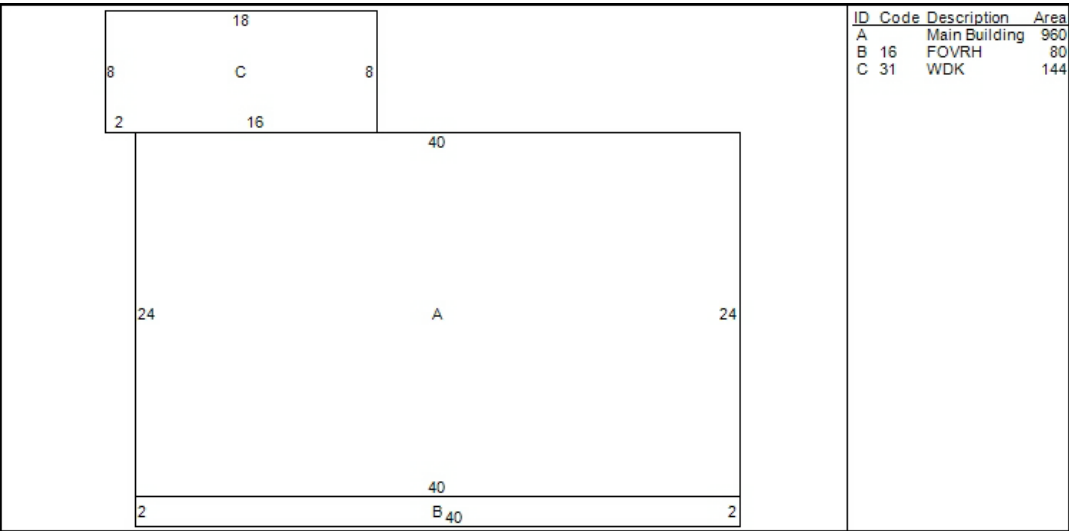
| Permit Information | | | | |
|--------------------|--------|-------|--------------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 08/01/14 | B60487 | 1,500 | BLDG Bsmt/Bth+Kitch | 100 |
| 03/27/03 | B39123 | 2,000 | BLDG Deck/Porch | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 08/19/04 | 258,000 | Land + Bldg | Valid Sale | 28896/046 | | |
| 04/01/02 | 190,500 | Land + Bldg | Valid Sale | 21824/285 | | |
| 07/17/98 | | Land + Bldg | Transfer Of Convenience | 16412/135 | | |
| 07/17/98 | 15,000 | Land + Bldg | Family Sale | 16412/134 | | |

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| Dwelling Information | | | |
|-----------------------|--------------|-----------------|---------|
| Style | Raised Ranch | Year Built | 1971 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Gray | | |
| Basement | | | |
| Basement | Full | # Car Bsm't | Gar |
| FBLA Size | 480 | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Gas | Openings | 1 |
| System Type | Warm Air | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | 1 | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| 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 | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 227,344 | % Good | 84 |
| Plumbing | | % Good Override | |
| Basement | 21,333 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 35,722 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 284,400 | Additions | 6,980 |
| Ground Floor Area | 960 | | |
| Total Living Area | 1,520 | Dwelling Value | 245,880 |

| 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 | |
| 1 | | 16 | | | 4,960 | |
| 2 | | 31 | | | 2,020 | |