

<b>Situs : 16 LORING ST</b>	<b>Parcel ID: 174-271</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GONNEVILLE ADAM AND MAUREEN KELLY GONNEVILLE 16 LORING ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 27924/214 District Zoning R1C Class Residential

Property Notes



174-271 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		90,940
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	200,600	202,300	0	188,700
Total	291,500	293,200	0	276,100
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
09/09/20	CM	Field Review	Other
05/17/18	CP	Field Review	Other

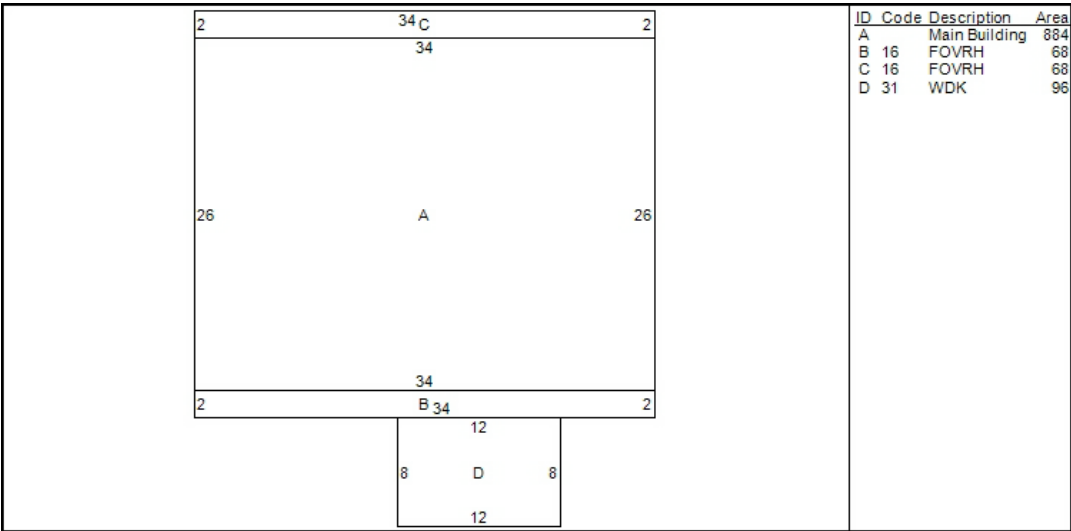
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/06/17	B68060	6,250	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/09/04	235,000	Land + Bldg	Court Order/Decree	27924/241		

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Dwelling Information			
Style	F To B Splt	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	354	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
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	199,478	% Good	80
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	26,856	C&D Factor	
		Adj Factor	1
Subtotal	241,130	Additions	9,360
Ground Floor Area	884		
Total Living Area	1,374	Dwelling Value	202,260

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			4,080	
2		16			4,080	
3		31			1,200	