

Situs : 22 LORING ST	Parcel ID: 174-272	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CHUCKRAN JOHN S SR CHUCKRAN LINDA A 22 LORING ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 3 Vol / Pg 51878/289 District Zoning R1C Class Residential

Property Notes



174-272 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>				

Entrance Information			
Date	ID	Entry Code	Source
09/09/20	CM	Field Review	Other

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	178,200	193,500	0	159,500
Total	269,100	284,400	0	246,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/24/99	30774	3,495	BLDG Strip & Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/19	1	Land + Bldg	Transfer Of Convenience	51878/289	Quit Claim	CHUCKRAN JOHN S JR
07/18/13		Land + Bldg	Transfer Of Convenience	43366/24		

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1890
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces
<b>Heat Type</b>	Central Ac	<b>Stacks</b>
<b>Fuel Type</b>	Oil	<b>Openings</b>
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

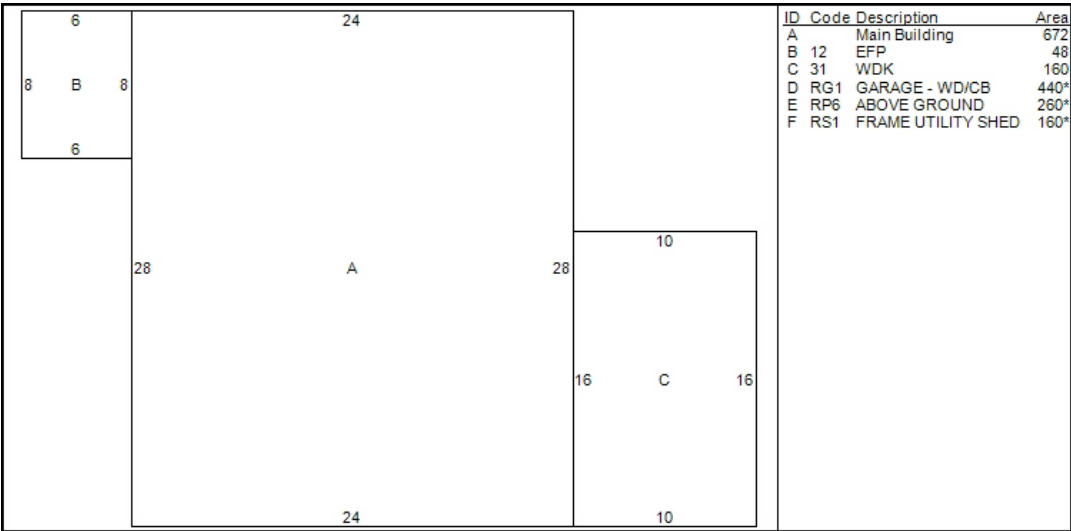
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	273,624	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	17,117	<b>Functional</b>	
<b>Heating</b>	7,460	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	298,200	<b>Additions</b>	2,600

<b>Ground Floor Area</b>	672	<b>Dwelling Value</b>	187,480
<b>Total Living Area</b>	1,008		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1910	C	F	5,610
Ag Pool	1 x	260	260	1	1980	C	A	
Frame Shed	1 x	160	160	1	1980	C	F	440

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			990	
2		31			1,610	