


Situs : 32 LORING ST		Parcel ID: 174-274		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FUHS DAVID C TR DAVID C FUHS REALTY TRUST 32 LORING ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 5 Vol / Pg 27036/336 District Zoning R1C Class Residential						
Property Notes									
									

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	188,300	194,500	0	170,400
Total	279,200	285,400	0	257,800
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
09/09/20	CM	Field Review	Other

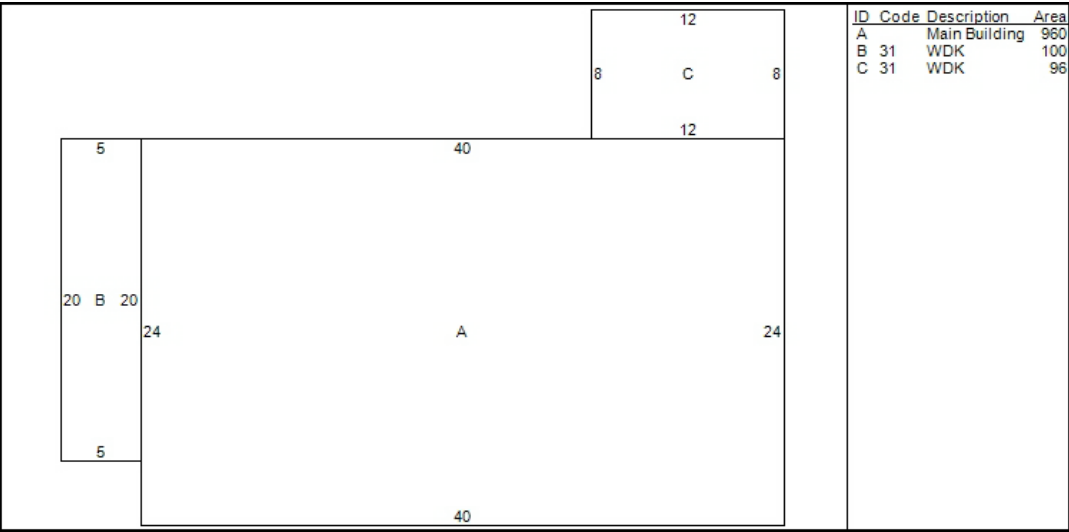
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/02/16	64768	7,534	SOLARPANLS	100
05/27/16	64731	8,500	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/17/03		Land + Bldg	Transfer Of Convenience	27036/336		

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Dwelling Information			
Style	Ranch	Year Built	1968
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	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	210,504	% Good	76
Plumbing		% Good Override	
Basement	19,753	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	22,670	C&D Factor	
		Adj Factor	1
Subtotal	252,930	Additions	2,280
Ground Floor Area	960		
Total Living Area	960	Dwelling Value	194,510

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		31			1,140	
2		31			1,140	