

<b>Situs : 40 LORING ST</b>	<b>Parcel ID: 174-275</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
MILLER SEAN JESSICA HILL 40 LORING ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg 49181/323 District Zoning R1C Class Residential

Property Notes



174-275 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,700			1,620
Total Acres: .2686				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,600	96,600	0	92,600
Building	194,400	187,900	0	178,800
Total	291,000	284,500	0	271,400
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
10/15/03	40664	6,700	BLDG Remodel Bath	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/17	280,000	Land + Bldg	Valid Sale	49181/323	Quit Claim	MILLER SEAN
05/16/16	1	Land + Bldg	Court Order/Decree	46927/130	Quit Claim	FEE DONNA J
09/27/01	183,500	Land + Bldg	Valid Sale	20605/286		
09/01/85	94,900	Land + Bldg	Valid Sale			
04/01/85	94,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	F To B Splt	Year Built	1976
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	228,580	Additions	4,720
Ground Floor Area	884		
Total Living Area	1,352	Dwelling Value	187,580
Building Notes			

Outbuilding Data	
Type	Size 1      Size 2      Area    Qty    Yr Blt    Grade    Condition    Value
Frame Shed	1 x 84      84    1    1987    C    A    310
Ag Pool	1 x 450      450    1    1988    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		16			3,760	
2		31			960	