

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 23 LORING ST

Parcel ID: 174-283

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MATTHEWS JAMES MARY MATTHEWS C/O JACQUELYN B DUGAS 23 LORING ST BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 11 Vol / Pg 38504/165

District Zoning Class

R1C Residential





174-283 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	6,939			6,590

Total Acres: .3889

Spot: Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	101,600	101,600	0	97,300
Building	205,800	209,800	0	192,500
Total	307,400	311,400	0	289,800

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

			Permit Inf	ormation	
Date Issued	Number	Price	Purpose		% Complete
04/03/15	B61800	5,000	BLDG	Solar Panels	100
07/09/14	B60337	4,791	BLDG	Replc 5 Wndws	100
09/30/13	B58927	11,979	BLDG	Strip/Reroof	100

Sales/Ownership History

Transfer Date	Price	Type
05/07/10	220,000	Land + Bldg
04/23/10		Land + Bldg
04/23/10		Land + Bldg

Validity Valid Sale Court Order/Decree Court Order/Decree Deed Reference Deed Type 38504/165 38452/283 38452/278

Grantee MATTHEWS JAMES



RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

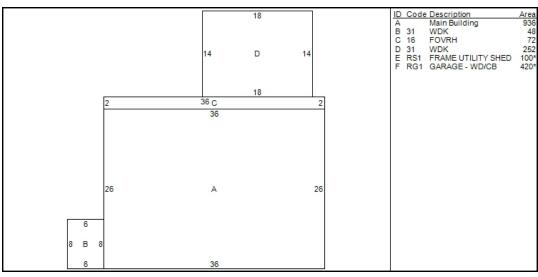
Parcel Id: 174-283 Situs: 23 LORING ST **Dwelling Information** Style F To B Splt Year Built 1975 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Part # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Warm Air Pre-Fab **Room Detail** Bedrooms 3 Full Baths 1 Family Rooms 1 Half Baths 1 **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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 206,996 Base Price % Good 80 6,041 **Plumbing** % Good Override 9,712 Basement **Functional** 0 Heating Economic 0 Attic % Complete 19,744 **C&D Factor Other Features** Adj Factor 1 242,490 Additions 7,600 Subtotal 936 **Ground Floor Area** 1,408 Dwelling Value 201,590 **Total Living Area**

Building Notes

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			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	С	Α	370
Det Garage	1 x	420	420	1	1975	С	Α	7,810

	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			560			
2		16			4,000			
3		31			3,040			
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