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|-----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 23 LORING ST | Parcel ID: 174-283 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| | |
|---|--|
| CURRENT OWNER | GENERAL INFORMATION |
| MATTHEWS JAMES MARY MATTHEWS C/O JACQUELYN B DUGAS 23 LORING ST BROCKTON MA 02302 | Living Units 1 Neighborhood 200 Alternate ID 11 Vol / Pg 38504/165 District Zoning R1C Class Residential |
| Property Notes | |
| | |



174-283 03/16/2020

| Land Information | | | | |
|--|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 6,939 | | | 6,590 |
| <div>Total Acres: .3889</div> <div>Spot: Location:</div> | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | 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 | | | |
|----------------------|----|--------------|--------|
| Date | ID | Entry Code | Source |
| 09/09/20 | CM | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|--------|---------------------|------------|
| 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 Wndw s | 100 |
| 09/30/13 | B58927 | 11,979 | BLDG Strip/Reroof | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|--------------------|----------------|-----------|----------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 05/07/10 | 220,000 | Land + Bldg | Valid Sale | 38504/165 | | MATTHEWS JAMES |
| 04/23/10 | | Land + Bldg | Court Order/Decree | 38452/283 | | |
| 04/23/10 | | Land + Bldg | Court Order/Decree | 38452/278 | | |

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| 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 | In-law Apt | No |
| Color | Natural | | |
| 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 | 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 | | | |
| Base Price | 206,996 | % Good | 80 |
| Plumbing | 6,041 | % Good Override | |
| Basement | 9,712 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 19,744 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 242,490 | Additions | 7,600 |
| Ground Floor Area | 936 | | |
| Total Living Area | 1,408 | Dwelling Value | 201,590 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x 100 | | 100 | 1 | 1980 | C | A | 370 |
| Det Garage | 1 x 420 | | 420 | 1 | 1975 | C | A | 7,810 |

| Condominium / Mobile Home Information | | | |
|---------------------------------------|--|-----------------|--|
| Complex Name | | | |
| Condo Model | | | |
| Unit Number | | | |
| Unit Level | | Unit Location | |
| Unit Parking | | Unit View | |
| Model (MH) | | Model Make (MH) | |

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| 1 | | 31 | | | 560 | |
| 2 | | 16 | | | 4,000 | |
| 3 | | 31 | | | 3,040 | |