


Situs : 11 LORING ST		Parcel ID: 174-284	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER BELFIORE LISA M 11 LORING ST BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 200 Alternate ID 12 Vol / Pg 32959/89 District Zoning R1C Class Residential			
Property Notes <div style="height: 100px;"></div>					



174-284 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
<div>Total Acres: .2296</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	241,900	261,000	0	203,900
Total	336,900	356,000	0	294,900
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/05/12	56295	1,500	BLDG Redo Deck	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/29/18	292,000	Land + Bldg	Valid Sale	49450/233	Quit Claim	BELFIORE LISA M
06/30/06	290,000	Land + Bldg	Valid Sale	32959/89		BELFIORE LISA M

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Dwelling Information

Style	Raised Ranch	Year Built	1970
Story height	1	Eff Year Built	1985
Attic	None	Year Remodeled	1989
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

Basement

Basement FBLA Size	Full 800	# Car Bsm't Gar	FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Central Ac
Fuel Type	Gas
System Type	Warm Air

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

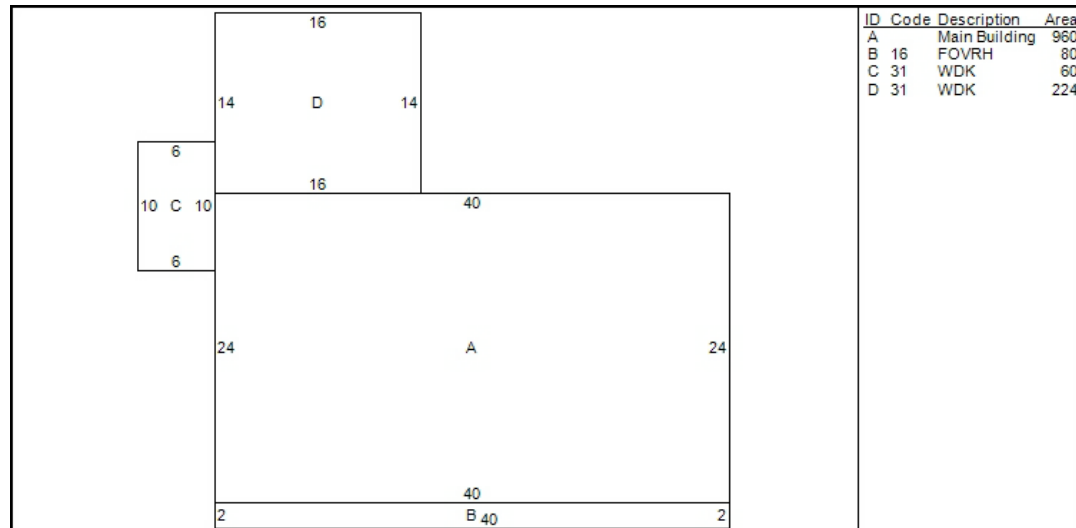
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	227,344	% Good	82
Plumbing	9,787	% Good Override	
Basement	21,333	Functional	
Heating	6,198	Economic	
Attic	0	% Complete	
Other Features	42,648	C&D Factor	
		Adj Factor	1
Subtotal	307,310	Additions	9,020
Ground Floor Area	960		
Total Living Area	1,840	Dwelling Value	261,010

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			5,170
2		31			820
3		31			3,030