

Situs : 18 JORDAN ST

Parcel ID: 181-316

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PIERRE NATA CHA L
18 JORDAN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 1
Vol / Pg 42910/218
District
Zoning R1C
Class Residential

Property Notes



181-316 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,406		88,980

Total Acres: .17
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,000	89,000	0	78,500
Building	225,100	259,400	0	220,700
Total	314,100	348,400	0	299,200

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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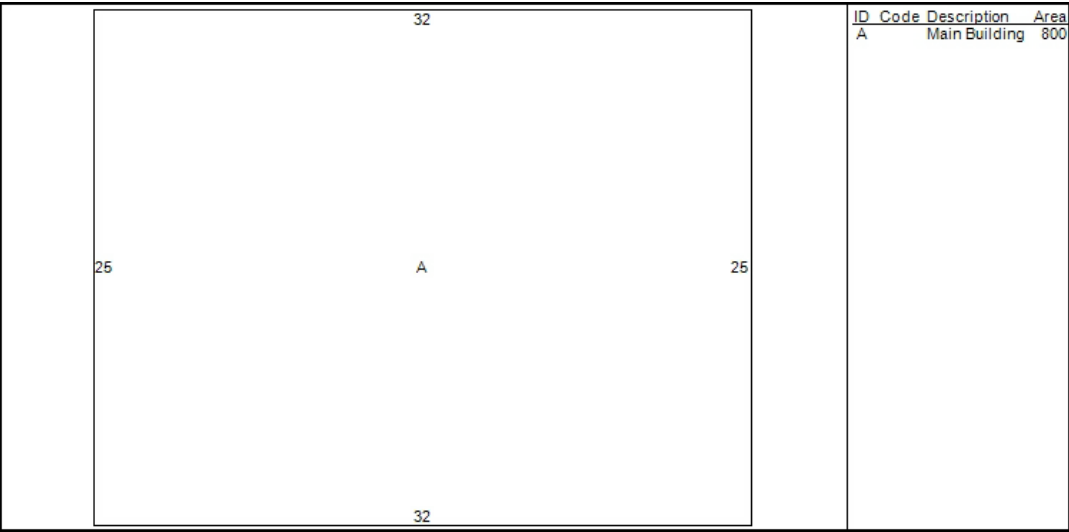
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/09/13		Land + Bldg	Transfer Of Convenience	42910/218		
11/29/00	145,000	Land + Bldg	Valid Sale	19108/141		
08/22/97	103,910	Land + Bldg	To/From Government	15421		
05/01/88	126,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Cape	Year Built	1962
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	303,668	% Good	76
Plumbing	6,525	% Good Override	
Basement	18,997	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,109	C&D Factor	
		Adj Factor	1
Subtotal	341,300	Additions	
Ground Floor Area	800		
Total Living Area	1,400	Dwelling Value	259,390

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	