

Situs : 24 JORDAN ST	Parcel ID: 181-317	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NANCE OLIVIA Y REA THANN NANCE 24 JORDAN ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 22473/143 District Zoning R1C Class Residential

Property Notes



181-317 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,931		88,350
Total Acres: .1591 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,400	88,400	0	78,000
Building	227,500	263,000	0	223,400
Total	315,900	351,400	0	301,400
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
08/24/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/17/14	B60173	1,320	BLDG Repclce Doors	100
11/12/13	B59166	2,200	BLDG Weatherization	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/23/02	220,000	Land + Bldg	Valid Sale	22473/143		
02/01/88	130,000	Land + Bldg	Valid Sale			
07/01/86	114,900	Land + Bldg				

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Dwelling Information			
Style	Cape	Year Built	1962
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	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	3,650
Ground Floor Area	800		
Total Living Area	1,400	Dwelling Value	263,040
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>800</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>152</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFP</td> <td>64</td> </tr> <tr> <td>D</td> <td>31</td> <td>WDK</td> <td>36</td> </tr> <tr> <td>E</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>512</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	800	B	31	WDK	152	C	11	OFP	64	D	31	WDK	36	E	RP6	ABOVE GROUND	512
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A		Main Building	800																							
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E	RP6	ABOVE GROUND	512																							
Outbuilding Data																										
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																		
Ag Pool	1 x	512	512	1	1985	A	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		31			1,900																					
2		11			1,290																					
3		31			460																					