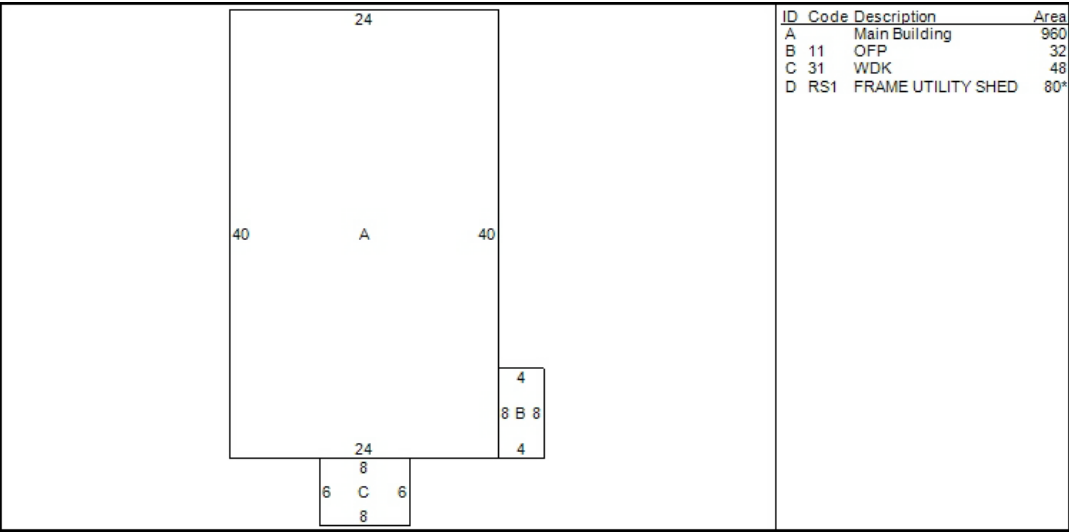


Situs : 38 JORDAN ST		Parcel ID: 181-319		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DAVIS KATHRYN JOHN F DAVIS JR 38 JORDAN ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 4 Vol / Pg 45293/145 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,055			88,510				
Total Acres: .162 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/24/20	JR	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		88,500	88,500	0	78,200				
Building		194,200	190,500	0	194,500				
Total		282,700	279,000	0	272,700				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
11/20/03	40931	0	BLDG	Strip & Re-Roof		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/05/15		Land + Bldg	Transfer Of Convenience	45293/145		DAVIS KATHRYN			
10/05/10	145,000	Land + Bldg	Valid Sale	39076/244					

<b>Situs : 38 JORDAN ST</b>	<b>Parcel Id: 181-319</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1971
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Red	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	500	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	210,504	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	19,753	<b>Functional</b>	
<b>Heating</b>	5,739	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	12,340	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	248,340	<b>Additions</b>	1,140
<b>Ground Floor Area</b>	960		
<b>Total Living Area</b>	960	<b>Dwelling Value</b>	189,880

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	2003	C	A	590

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			610	
2		31			530	