

Situs : 44 JORDAN ST

Parcel ID: 181-320

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROSATI FOTINI
GEORGE ENGLISH ETAL
C/O FATOUMATA CAMARA
44 JORDAN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 5
Vol / Pg 50664/159
District
Zoning R1C
Class Residential

Property Notes



181-320 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,008		88,450

Total Acres: .1609
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	88,500	88,500	0	78,100
Building	265,800	333,100	0	258,300
Total	354,300	421,600	0	336,400

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
04/17/19	CP	Field Review	Other
04/27/04	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/17/18	70092	26,000	ROOF/NEW	100
03/06/14	B59541	2,334	BLDG Insulation	100
06/17/04	O39369	0	BLDG 26x18 2 Stry Addition	100
08/21/03	40346	12,200	BLDG 26 X 18 Additio	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/18	100	Land + Bldg	Transfer Of Convenience	50664/159	Quit Claim	ROSATI FOTINI
07/02/18	367,000	Land + Bldg	Valid Sale	49998/86	Quit Claim	ROSATI FOTINI
10/24/17	195,000	Land + Bldg	Outlier-Written Desc Needed	49083/26	Quit Claim	TREMBLAY GARY J TR
11/26/99		Land + Bldg	Family Sale	18075/337		

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Dwelling Information

Style

Colonial Ne

Year Built

1925

Story height

1.7

Eff Year Built

1990

Attic

None

Year Remodeled

2018

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Tan

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

6

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

10

Bath Type

Modern

Kitchen Type

Modern

Bath Remod

Yes

Kitchen Remod

Yes

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

B

Market Adj

Condition

Good

Functional

CDU

AVERAGE

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

307,637

% Good

82

Plumbing

10,875

% Good Override

Basement

19,245

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

Subtotal

337,760

Adj Factor

1

Additions

56,160

Ground Floor Area

686

Dwelling Value

333,120

Total Living Area

2,053

Building Notes

12

4

21

18

F

18

D

18

E

18

12

4

21

14

4

16

21

5

12

B

12

5

4

6

C

6

4

30

A

ID Code

Description

Area

A

Main Building

686

B

12

EFP

60

C

60/15

BSMT/FBAY

24

D

60/10

BSMT/1SFR

72

E

60/10/10

BSMT/1SFR/1SFR

378

F

31

WDK

216

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Condominium / Mobile Home Information

Complex Name

Condo Model

C+

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Addition Details

Line #

Low

1st

2nd

3rd

Value

Line #

Low

1st

2nd

3rd

Value

1

12

1,800

5

31

3,280

2

50

15

2,540

3

50

10

5,740

4

50

10

10

42,800