

**Situs : 46 JORDAN ST**

**Parcel ID: 181-321**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DELEVANTE LEROY  
JANICE DELEVANTE  
46 JORDAN ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 185  
Alternate ID 6  
Vol / Pg 38567/181  
District  
Zoning R1C  
Class Residential

**Property Notes**



181-321 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,978		88,410

Total Acres: .1602  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	88,400	88,400	0	78,100
Building	195,700	210,700	0	199,000
Total	284,100	299,100	0	277,100

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other
02/28/20	JC	Field Review	Other
04/28/09	LK	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/05/19	2085	3,661	SOLARPANLS	100
01/01/09	49905A	0	BLDG Carryover	100
03/21/08	49905	34,000	BLDG Gut Entire Hous	65
10/17/07	49404	8,000	BLDG Temp Home/Fire	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/10	217,000	Land + Bldg	Valid Sale	38567/181		DELEVANTE LEROY
12/31/09	118,000	Land + Bldg	Sale After Foreclosure	38092/193		
12/22/09	167,900	Land + Bldg	Repossession	38054/96		
08/25/05	270,000	Land + Bldg	Valid Sale	31208/166		
02/23/88	110,000	Land + Bldg	Valid Sale			

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### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	2010
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

## Basement

Basement FBLA Size	Full 350	# Car Bsm't Gar
Rec Rm Size	x	FBLA Type
		Rec Rm Type

## Heating & Cooling

## Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Hot Water	Pre-Fab

### Room Detail

Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

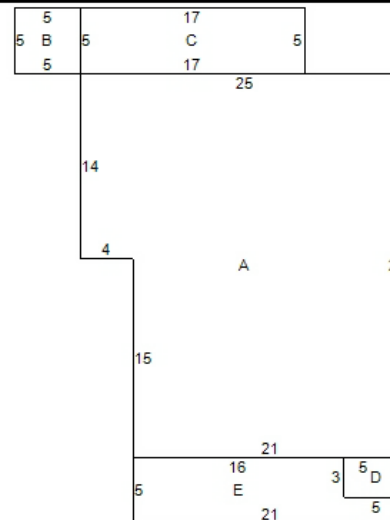
## Grade & Depreciation

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

## Dwelling Computations

Base Price	272,001	% Good	62
Plumbing	19,574	% Good Override	
Basement	17,016	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	18,659	C&D Factor	
		Adj Factor	1
Subtotal	327,250	Additions	7,320
Ground Floor Area	665		
Total Living Area	1,448	Dwelling Value	210,220

## Building Notes



ID	Code	Description	Area
A		Main Building	665
B	31	WDK	25
C	50/10	BSMT/1SFR	85
D	10	1SFR	15
E	11	OFF	90
F	RS1	FRAME UTILITY SHED	128*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	128	128	1	1950	C	A	470

## 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			250
2	50	10			4,530
3		10			1,050
4		11			1,490