

Situs : 48 JORDAN ST

Parcel ID: 181-322

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BARBOSA IDALINA

48 JORDAN ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units1

Neighborhood185

Alternate ID7


Vol / Pg26203/114

District

ZoningR1C

ClassResidential

Property Notes



181-322 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,100		87,250

Total Acres: .14

Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	87,300	87,300	0	77,200
Building	179,100	182,000	0	157,900
Total	266,400	269,300	0	235,100

Manual Override Reason

Base Date of Value1/1/2020

Effective Date of Value1/1/2020

Value FlagMARKET 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
05/19/11	54879	2,500	BLDG Siding/Wndw	0
03/26/04	41416	2,500	BLDG Kit Cabs, Shtrk	100
06/24/03	B39797	1,900	BLDG Deck	100
01/22/01	34057	7,929	BLDG Rep 17 Dbl Hung	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/15/03	229,900	Land + Bldg	Valid Sale	26203/114		
08/29/00	131,000	Land + Bldg	Valid Sale	18827/194		

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Dwelling Information			
Style	Colonial Ne	Year Built	1892
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

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

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

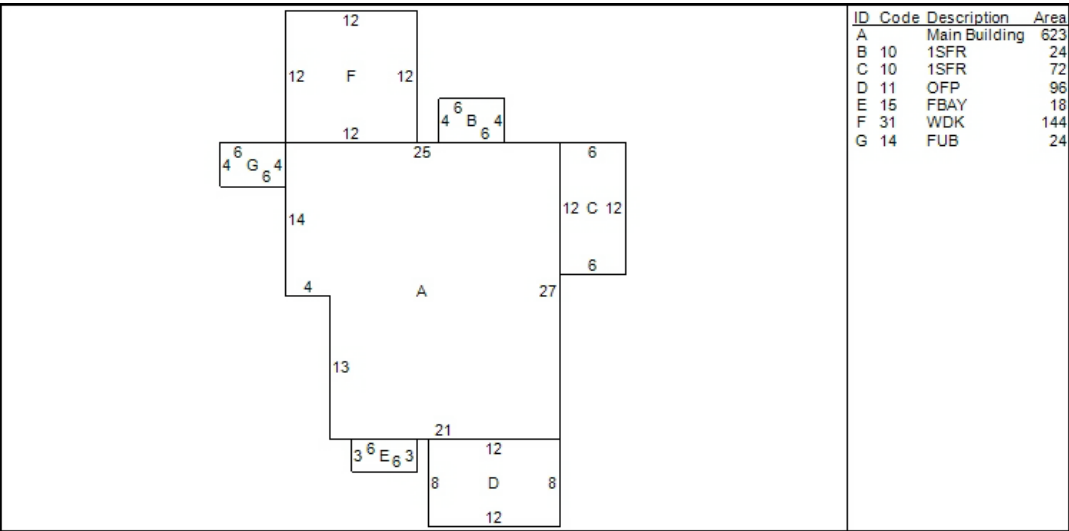
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	262,259	% Good	62
Plumbing		% Good Override	
Basement	16,406	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	278,670	Additions	9,250

Ground Floor Area	623	Dwelling Value	182,030
Total Living Area	1,049		

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	Line #	Low	1st	2nd	3rd	Value
1		10			1,430	5		31			1,490
2		10			3,350	6		14			250
3		11			1,550						
4		15			1,180						