

Situs : 7 DARREN DR	Parcel ID: 002-139	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
BECKER TERESE WEBBY 7 DARREN DRIVE BROCKTON MA 02301	Living Units 1 Neighborhood 10 Alternate ID 2 RANGELEY Vol / Pg 39123/268 District Zoning R1B Class Residential

Property Notes



002-139 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	227,600	232,600	0	218,800
Total	322,600	327,600	0	309,800
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
07/29/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/10	1	Land + Bldg	Court Order/Decree	39123/268		
03/24/99		Land + Bldg	Sale Of Portion/Other Comm	17277/121		
05/01/89	145,000	Land + Bldg	Valid Sale			
02/01/82	57,900	Land + Bldg				
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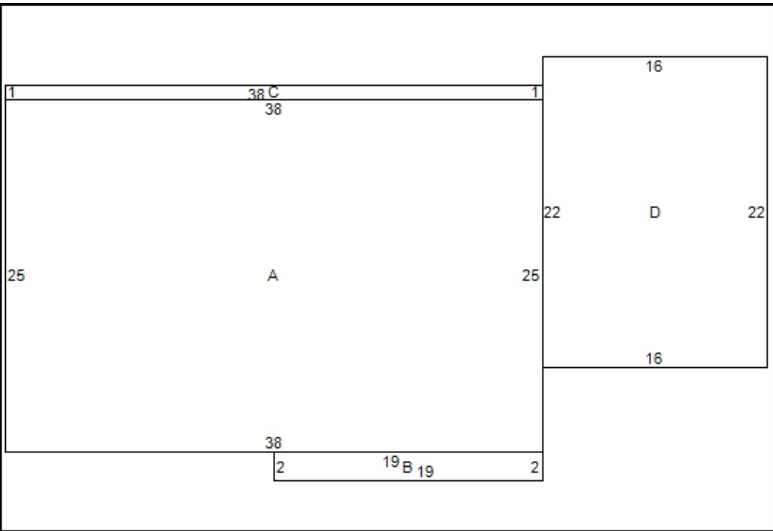
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Dwelling Information			
Style	F To B Splt	Year Built	1973
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	209,000	% Good	84
Plumbing	6,041	% Good Override	
Basement	9,806	Functional	
Heating	5,698	Economic	
Attic	0	% Complete	
Other Features	34,063	C&D Factor	
		Adj Factor	1
Subtotal	264,610	Additions	9,920
Ground Floor Area	950		
Total Living Area	1,526	Dwelling Value	232,190
Building Notes			

Outbuilding Data	
Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Frame Shed	1 x 120 120 1 1990 C A 440

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		16			2,690	
2		16			2,690	
3		31			4,540	



ID	Code	Description	Area
A		Main Building	950
B	16	FOVRH	38
C	16	FOVRH	38
D	31	WDK	352
E	RS1	FRAME UTILITY SHED	120*