

Situs : 60 CYPRESS DR		Parcel ID: 010-203		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
RUCKER JOSEPH C JR MA I E RUCKER ETAL 60 CYPRESS DR BROCKTON MA 02301			Living Units 1 Neighborhood 310 Alternate ID 10 Vol / Pg 49230/128 District Zoning R1A Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF 20,000			106,000				
Residual		SF 13,165			13,170				
Total Acres: .7613 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		119,200	119,200	0	114,100				
Building		457,300	633,300	0	469,200				
Total		576,500	752,500	0	583,300				
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						
09/10/20	GL	Field Review	Other						
03/23/04	BM	Entry Gained	Ow ner						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
09/16/08	50741	1,000	BLDG Wd Stove Chimne	0					
08/30/06	47115	18,000	BLDG I/G Pool	0					
09/03/03	40338	15,000	BLDG Bld Fm Rm W/Lof	100					
06/12/98	29036	111,530	BLDG 26x50 2s Coloni	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/28/17	1	Land + Bldg	Transfer Of Convenience	49230/128	Quit Claim	RUCKER JOSEPH C JR			
07/25/16	540,000	Land + Bldg	Valid Sale	47226/163	Quit Claim	LYON GARY R			
06/10/98	75,000	Land Only	Changed After Asmt Date/B4 Sale	16285/82					

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Dwelling Information

Style	Colonial	Year Built	1998
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	2
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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	11		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

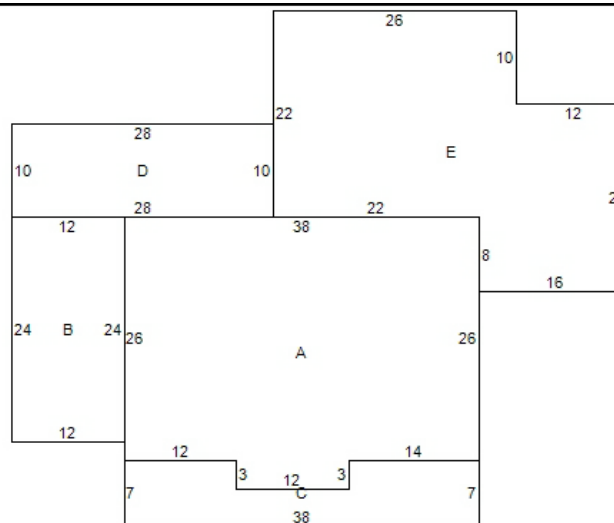
Grade & Depreciation

Grade	B	Market Adj	
Condition	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	434,662	% Good	95
Plumbing	28,999	% Good Override	
Basement	24,719	Functional	
Heating	11,850	Economic	
Attic	0	% Complete	
Other Features	44,535	C&D Factor	
		Adj Factor	1
Subtotal	544,770	Additions	100,810
Ground Floor Area	1,024		
Total Living Area	3,680	Dwelling Value	618,340

Building Notes



ID	Code	Description	Area
A		Main Building	1024
B	50/10	BSMT/1SFR	288
C	11	OFF	230
D	31	WDK	280
E	10	1SFR	844
F	RS1	FRAME UTILITY SHED	120*
G	RP1	PLASTIC LINER POOL	300*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 120		120	1	2006	B	A	1,570
Pool-Plin	1 x 300		300	1	2006	B	G	13,420

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	50	10			25,650
2		11			6,370
3		31			4,850
4		10			63,940