

Situs : 60 PACKARD WA

Parcel ID: 069-063

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SMITH IAN E
& KEISHA L SMITH
60 PACKARD WAY
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 10
Vol / Pg 28109/83
District
Zoning R2
Class Residential

Property Notes



069-063 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 2,973			2,170

Total Acres: .229
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	80,600	80,600	0	75,100
Building	192,300	198,500	0	192,100
Total	272,900	279,100	0	267,200

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
08/26/20	AW	Field Review	Other
03/30/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/23/05	43508	10,500	BLDG Vinyl Siding	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/03/04	231,000	Land + Bldg	Valid Sale	28109/83		
12/07/98		Land + Bldg	Undivided Interest	16908/153		
05/01/88	123,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	175,921	% Good	76
Plumbing		% Good Override	
Basement	16,508	Functional	
Heating	0	Economic	
Attic	17,771	% Complete	
Other Features	9,872	C&D Factor	
		Adj Factor	1
Subtotal	220,070	Additions	31,240
Ground Floor Area	720		
Total Living Area	1,412	Dwelling Value	198,490

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	
1		10			15,660	
2		12			3,500	
3		11			4,100	
4	50	10			7,980	