

Situs : 11 PACKARD WA		Parcel ID: 069-076		Class: Three-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FORTES JOSE D AND LAURA DELGADO 11 PACKARD WAY BROCKTON MA 02301			Living Units 3 Neighborhood 120 Alternate ID 47 Vol / Pg 18363/67 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF 7,000			78,400				
Residual		SF 3,177			2,320				
Total Acres: .2336 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/26/20	AW	Field Review	Other						
02/01/05	BM	Not At Home	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		80,700	80,700	0	75,200				
Building		381,200	432,500	0	332,600				
Total		461,900	513,200	0	407,800				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value	1/1/2020					
Gross Building:			Effective Date of Value	1/1/2020					
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
09/07/04	42614	2,000	BLDG	Flrs-1st,2nd Pr	0				
10/29/01	35668	6,800	BLDG	Strip & Rep Shi	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/20/00		Land + Bldg	Transfer Of Convenience	18363/67					
07/11/97	65,001	Land + Bldg	Sale After Foreclosure	15316/37					
02/01/83	56,900	Land + Bldg							



069-076 03/23/2020

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### Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.5	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

<b>Heat Type</b>	Basic
<b>Fuel Type</b>	Oil
<b>System Type</b>	Hot Water

## Fireplaces

**Stacks  
Openings  
Pre-Fab**

### Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

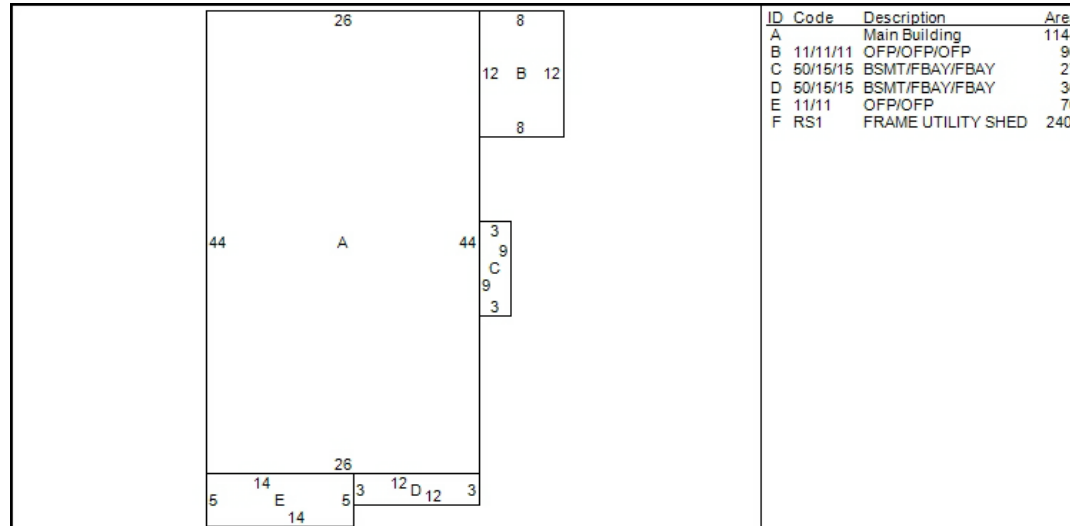
## Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	524,313	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,000	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	567,890	Additions	44,270
Ground Floor Area	1,144		
Total Living Area	2,986	Dwelling Value	431,570

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	240	240	1	1925	C	A	880

## 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		11	11	11	7,870
2	50	15	15		14,760
3	50	15	15		17,300
4		11	11		4,340