

Situs : 57 HERROD AV

Parcel ID: 098-187

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
MCDONALD DANIEL P  
& MARILYNNE M MCDONALD  
57 HERROD AV  
BROCKTON MA 02301

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 90  
Alternate ID 16  
Vol / Pg 10039/00068  
District  
Zoning R2  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	260			190

Total Acres: .1667  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	213,800	207,700	0	212,300
<b>Total</b>	<b>292,400</b>	<b>286,300</b>	<b>0</b>	<b>285,900</b>

**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
08/19/20	GL	Field Review	Other
05/20/05	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
02/08/12	56073	3,000	BLDG New Roof	0
04/27/04	41602	2,700	BLDG 15' A/G Pool	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10039/68		

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**Dwelling Information**

<b>Style</b>	F To B Splt	<b>Year Built</b>	1972
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		

**Basement**

<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	442	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

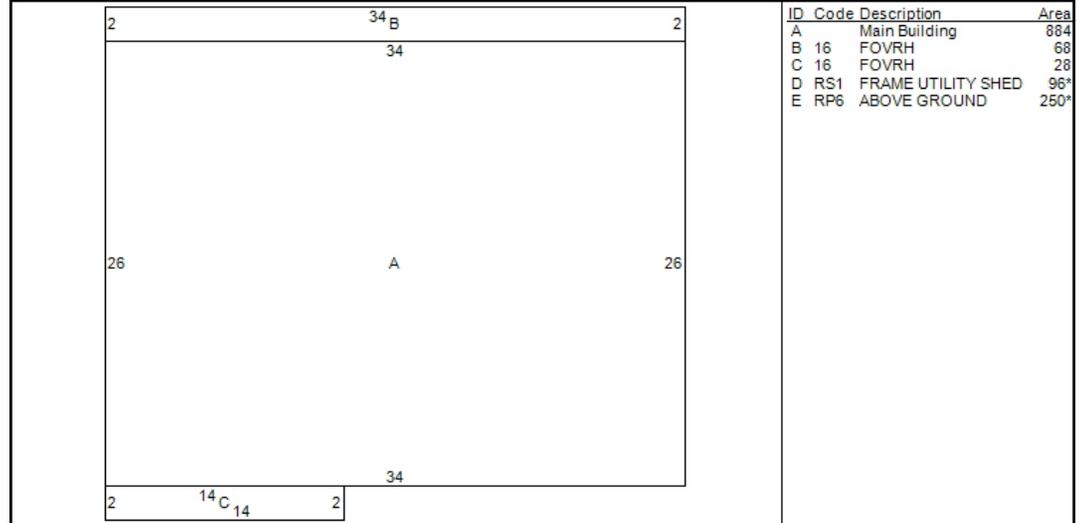
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	199,478	<b>% Good</b>	80
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	5,438	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	31,200	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	251,520	<b>Additions</b>	6,080
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,422	<b>Dwelling Value</b>	207,300

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 96		96	1	1990	C	G	440
Ag Pool	1 x 250		250	1	2004	C	A	

**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			4,080
2		16			2,000