

Situs : 57 HERROD AV	Parcel ID: 098-187	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCDONALD DANIEL P & MARILYNNE M MCDONALD 57 HERROD AV BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 16 Vol / Pg 10039/00068 District Zoning R2 Class Residential

Property Notes



098-187 03/16/2020

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
Total	292,400	286,300	0	285,900
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

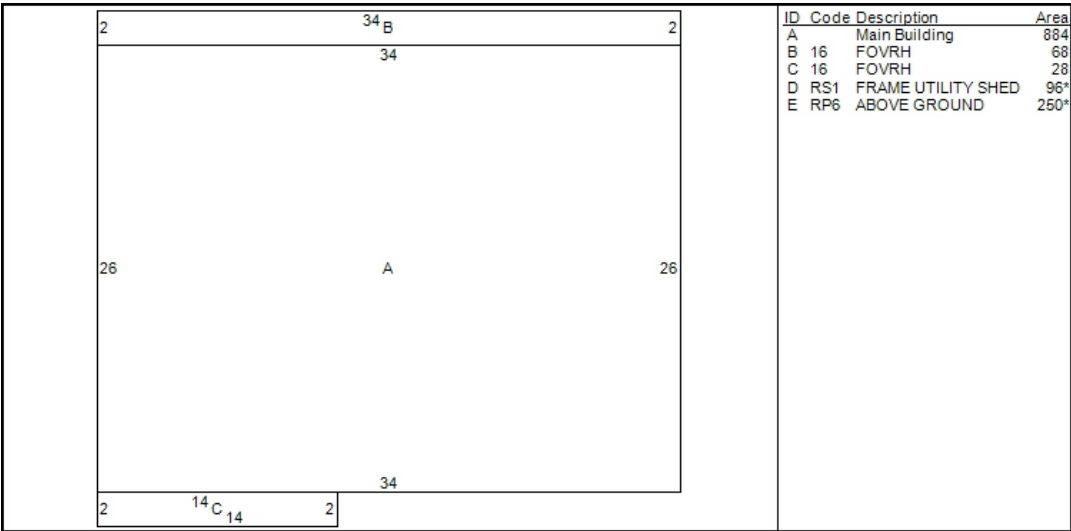
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
02/08/12	56073	3,000	BLDG	New Roof	0
04/27/04	41602	2,700	BLDG	15' A/G Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				10039/68		
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Dwelling Information			
Style	F To B Splt	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	442	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
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	199,478	% Good	80
Plumbing	6,041	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	31,200	C&D Factor	
		Adj Factor	1
Subtotal	251,520	Additions	6,080
Ground Floor Area	884		
Total Living Area	1,422	Dwelling Value	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	