


Situs : 58 SINCLAIR RD		Parcel ID: 121-180		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MCDONALD ROBERT W 58 SINCLAIR ROAD BROCKTON MA 02302			Living Units 1 Neighborhood 250 Alternate ID 45 Vol / Pg 33562/320 District Zoning R1C Class Residential						
Property Notes									
									
121-180 03/22/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,050			92,470
Total Acres: .2307 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,500	92,500	0	81,200
Building	212,600	247,600	0	210,900
Total	305,100	340,100	0	292,100
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
08/28/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/03/99	30199	200	BLDG Wood Stove	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/25/06	50,000	Land + Bldg	Court Order/Decree	33562/320		
08/01/97	95,000	Land + Bldg		15373		
12/01/89		Land + Bldg	Valid Sale			
10/01/86	95,000	Land + Bldg				

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch Slab

1

None

Al/Vinyl

x

Brown

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1969

No

Basement

Basement

FBLA Size

Rec Rm Size

Pier/Slab

x

x

Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Gas

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

1

6

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

302,725

9,062

9,064

0

0

3,416

324,270

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

Ground Floor Area

Total Living Area

Dwelling Value

1,600

1,600

246,450

Building Notes

60

28

26

6

4

2

28

A

ID

Code

Description

Area

A

Main Building

1600

B

RS1

FRAME UTILITY SHED

80*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Frame Shed

8 x 10

80

1

2014

C

A

1,120

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