

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 58 SINCLAIR RD

Parcel ID: 121-180

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER MCDONALD ROBERT W

58 SINCLAIR ROAD

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 250 Alternate ID 45 Vol / Pg 33562/320

District

R1C Residential

Zoning Class

Property Notes



121-180 03/22/2020

			Land Information		
Туре		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

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Infor	mation
Date 08/28/20	ID	Entry Code	Source
	JR	Field Review	Other

		Permit Inf	ormation	
Date Issued 02/03/99	Number 30199	Purpose BLDG	Wood Stove	% Complete 100

Sales/Own	ership	History	1
-----------	--------	---------	---

Transfer Date	Price	Type
10/25/06	50,000	Land + Bldg
08/01/97	95,000	Land + Bldg
12/01/89		Land + Bldg
10/01/86	95,000	Land + Bldg

Validity Court Order/Decree

Valid Sale

Deed Reference Deed Type 33562/320 15373

Grantee

Situs: 58 SINCLAIR RD

RESIDENTIAL PROPERTY RECORD CARD

Parcel Id: 121-180

2021

BROCKTON

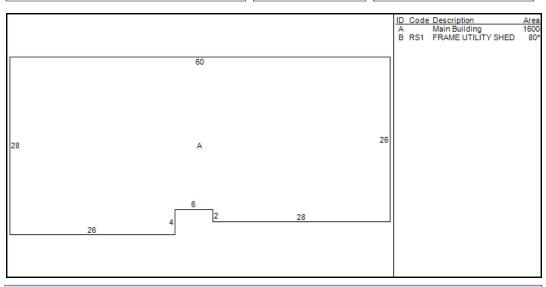
Dwelling Information Style Ranch Slab Year Built 1969 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Brown In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Warm Air Pre-Fab 1 Room Detail Bedrooms 3 Full Baths 2 Family Rooms 1 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 302,725 Base Price % Good 76 9,062 **Plumbing** % Good Override 9,064 Basement **Functional** 0 Heating **Economic** 0 Attic % Complete 3,416 **C&D Factor** Other Features Adi Factor 1 324,270 Subtotal Additions 1.600 **Ground Floor Area Total Living Area** 1,600 Dwelling Value 246,450

Building Notes

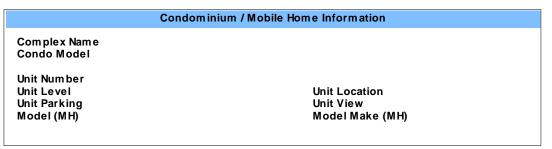
Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020



			Outbuilding Data	1		
Туре	Size 1	Size 2	Area Qty	Yr Blt Grade	Condition	Value
Frame Shed	8 x	10	80 1	2014 C	Α	1,120



					Addition Details
Line #	Low	1st	2nd	3rd	Value