

Situs : 32 DUPONT CR	Parcel ID: 134-032	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
LABRANCHE DANIEL W 32 DUPONT CR BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 1 Vol / Pg 13409/00328 District Zoning R1C Class Residential

Property Notes



134-032 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,231			96,660
Total Acres: .3037 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,700	96,700	0	84,500
Building	251,500	276,900	0	252,500
Total	348,200	373,600	0	337,000
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
09/11/20	AW	Field Review	Other
06/20/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/14/11	55447	22,750	BLDG I/G 16x32 Pool	100
06/01/00	32826	11,000	BLDG 20 X 32 A/G Poo	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/92	25,000	Land Only	Valid Sale	13409/328		

Situs : 32 DUPONT CR	Parcel Id: 134-032	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1992
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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			
Base Price	234,652	% Good	85
Plumbing		% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,001	C&D Factor	
		Adj Factor	1
Subtotal	293,670	Additions	7,060
Ground Floor Area	1,008		
Total Living Area	1,584	Dwelling Value	256,680
Building Notes			

Outbuilding Data	
Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Frame Shed	1 x 40 40 1 1995 C A 190
Pool-Plin	1 x 640 640 1 2011 C A 19,530
Brick Pat	10 x 10 100 1 2010 C A 460

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			2,210	
2		16			3,060	
3		31			1,790	