2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 58 CABOT ST

Parcel ID: 139-069

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MALDONADO RAFAEL AND BECKY L MALDONADO 58 CABOT ST BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 210 Alternate ID 9 Vol / Pg 23469/4

District Zoning Class

R1C Residential

Property Notes



139-069 03/22/2020

			Land Information		
Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,168			77,190

Total Acres: .1416

Spot: Location:

	Assessment Information					
	Appraised	Cost	Income	Prior		
Land	77,200	77,200	0	72,600		
Building	214,700	193,800	0	184,100		
Total	291,900	271,000	0	256,700		

Value Flag MARKET APPROACH

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Entrance Information	
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Date ID **Entry Code** Source Other 08/28/20 GL Field Review

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Gross Building:

Price Type Validity Deed Reference Deed Type **Transfer Date** Grantee 11/21/02 199,900 Land + Bldg Valid Sale 23469/4



Situs: 58 CABOT ST

Total Living Area

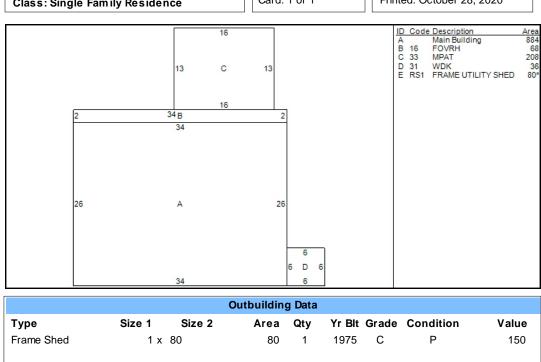
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on Value
150

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 # L	Low	1st	2nd	3rd	Value		
1		16			3,760		
2		33			1,760		
3		31			400		

			,		
		Dwell	ing Information		
Style Story height Attic Exterior Walls Masonry Trim Color	None Al/Vinyl X		Year Built Eff Year Built Year Remodeled Amenities In-law Apt		
			Basement		
Basement FBLA Size Rec Rm Size	400		# Car Bsmt Gar FBLA Type Rec Rm Type		
Heating	& Cooling		Fireplace	s	
Heat Type Fuel Type System Type	Basic Gas Warm Air		Stacks Openings Pre-Fab		
		R	Room Detail		
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	5		Full Baths Half Baths Extra Fixtures Bath Type		
Kitchen Remod	No		Bath Remod	No No	
		A	djustments		
Int vs Ext Cathedral Ceiling			Unfinished Area Unheated Area		
		Grade	& Depreciation		
Grade Condition CDU Cost & Design % Complete	Average AVERAGE		Market Adj Functional Economic % Good Ovr		
Dwelling Computations					
Base Price Plumbing Basement Heating Attic Other Features		199,478 6,041 9,360 0 0 19,744	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor		
Subtotal Ground Floor Area		234,620 884	Additions	5,920	
Total Living Area		1 352	Dwalling Value	193 620	

1,352

Building Notes

Dwelling Value 193,620