

Situs : 9 KINGMAN ST

Parcel ID: 146-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SCRUBB GREGORY M
AND JACQUELINE U SCRUBB
9 KINGMAN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	15A
Vol / Pg	19220/96
District	
Zoning	R1C
Class	Residential

Property Notes



146-024 03/22/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	330			240

Total Acres: .1683
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/31/20	GL	Field Review	Other
06/30/15	DR	Not At Home	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	215,800	241,400	0	206,300
Total	294,400	320,000	0	280,000

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/02/98	28565	15,000	BLDG Rf, V Side/Wind	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/00	170,000	Land + Bldg	Valid Sale	19220/96		
05/01/97	83,500	Land + Bldg		15144		

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Dwelling Information			
Style	Colonial Ne	Year Built	1920
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t 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	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	1
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext		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	336,957	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,079	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	367,820	Additions	6,700
Ground Floor Area	944		
Total Living Area	1,724	Dwelling Value	234,750
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>944</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>136</td> </tr> <tr> <td>C</td> <td>50/10</td> <td>BSMT/1SFR</td> <td>72</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>360*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	944	B	12	EFP	136	C	50/10	BSMT/1SFR	72	D	RG1	GARAGE - WD/CB	360*
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Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Det Garage	18 x 20		360	1	1940	C	A	6,620														
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		12			2,790																	
2	50	10			3,910																	