

Situs : 53 RUTH RD

Parcel ID: 159-419

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

FOLEY MARK M
CHRISTINE L FOLEY
53 RUTH ROAD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 15
Vol / Pg 30275/134
District
Zoning R1C
Class Residential

Property Notes



159-419 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,382		94,100

Total Acres: .2154
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	94,100	94,100	0	90,200
Building	181,100	168,800	0	167,900
Total	275,200	262,900	0	258,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/31/20	CM	Field Review	Other
04/20/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/24/05	43408	3,500	BLDG Redo Rf, R Viny	0

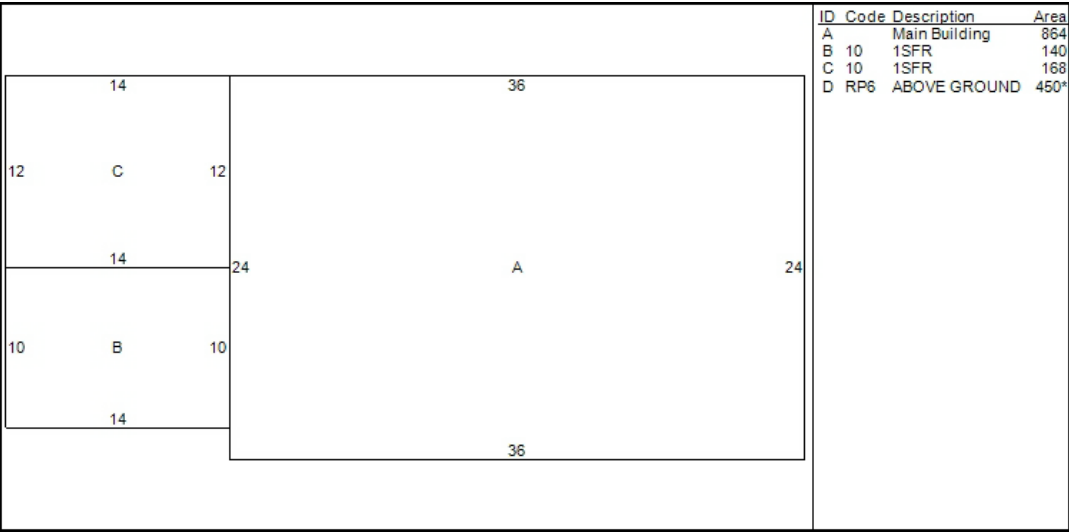
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/01/05	265,000	Land + Bldg	Valid Sale	30275/134		
11/14/01		Land + Bldg	Transfer Of Convenience	20893/254		
11/14/01		Land + Bldg	Transfer Of Convenience	20893/246		

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Dwelling Information			
Style	Ranch Slab	Year Built	1957
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Pier/Slab	# 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	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
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			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	14,970
Ground Floor Area	864		
Total Living Area	1,172	Dwelling Value	168,760

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1980	C	A	

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		10			6,840	
2		10			8,130	