

Situs : WELSFORD ST		Parcel ID: 172-329		Class : Vacant Land - Undevelopable		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
REYNOLDS SANDRA M 7 WELSFORD ST BROCKTON MA 02302			Living Units Neighborhood 185 Alternate ID 60 Vol / Pg 22423/11 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Undeveloped	SF	7,800		2,410					
Total Acres: .1791 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		2,400	2,400	0	2,300				
Building		17,000	17,000	0	14,300				
Total		19,400	19,400	0	16,600				
		Manual Override Reason							
		Base Date of Value 1/1/2020							
Value Flag COST APPROACH		Effective Date of Value 1/1/2020							
Gross Building:									
Entrance Information									
Date	ID	Entry Code	Source						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/12/02	167,500	Land Only	Sale Of Portion/Other Comm	22423/11					

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Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	
Basement	
Basement	# Car Bsm't Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type
Heating & Cooling	
Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area
Grade & Depreciation	
Grade C	Market Adj
Condition	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	
Dwelling Computations	
Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 512		512	1	2005	C	A	17,010
Ag Pool	1 x 312		312	1	2005	C	A	

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

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