

Situs : 7 WELSFORD ST

Parcel ID: 172-330

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

REYNOLDS SANDRA M
7 WELSFORD ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	61
Vol / Pg	22423/11
District	
Zoning	R1C
Class	Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,800			89,500

Total Acres: .1791
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	78,900
Building	171,700	171,000	0	150,800
Total	261,200	260,500	0	229,700

Manual Override Reason

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/12/02	167,500	Land + Bldg	Sale Of Portion/Other Comm	22423/11		

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Dwelling Information

Style	Colonial Ne	Year Built	1886
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

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
Fuel Type	Oil
System Type	Hot Water

**Stacks
Openings
Pre-Fab**

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		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

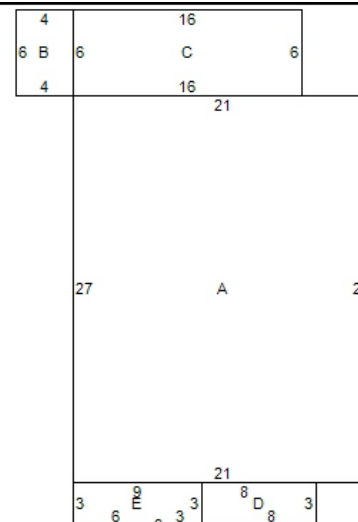
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	249,266	% Good	62
Plumbing		% Good Override	
Basement	15,594	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	264,860	Additions	6,820
Ground Floor Area	567		
Total Living Area	1,112	Dwelling Value	171,030

Building Notes



ID	Code	Description	Area
A		Main Building	567
B	11	QFP	24
C	10	1SFR	96
D	50/10	BSMT/1SFR	24
E	11	QFP	27

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11			370
2		10			4,280
3	50	10			1,740
4		11			430