

Situs : WELSFORD ST	Parcel ID: 172-331	Class : Vacant, Tax Title/Treasurer	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CITY OF BROCKTON BROCKTON MA 02301	Living Units Neighborhood 185 Alternate ID 62 Vol / Pg 05561/00076 District Zoning R1C Class E

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,768		89,450
Total Acres: .1783 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	78,900
Building	0	0	0	0
Total	89,500	89,500	0	78,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag COST APPROACH				
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
				5561/76		

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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

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	