

Situs : 86 KESWICK RD	Parcel ID: 172-503	Class : Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ARCE GEORGE R C/O GEORGE R ARCE (LE) 86 KESWICK RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 12 Vol / Pg 18231/308 District Zoning R1C Class Residential
Property Notes	



172-503 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			92,400
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,400	92,400	0	81,200
Building	186,300	194,400	0	176,600
Total	278,700	286,800	0	257,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

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

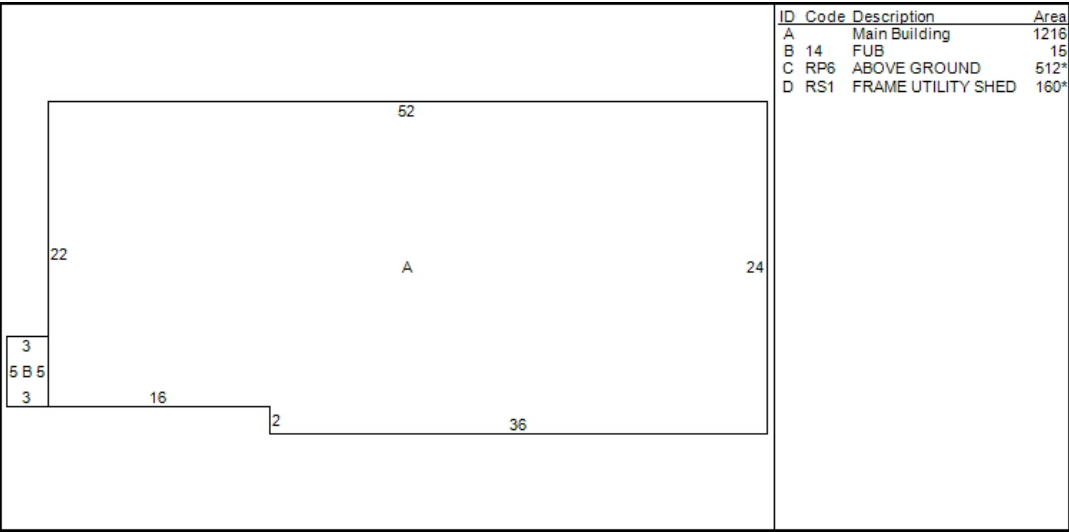
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/27/00		Land + Bldg	Family Sale	18231/308		ARCE GEORGE R
11/04/94		Land + Bldg		13245/00202		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	247,342	% Good	76
Plumbing		% Good Override	
Basement	7,405	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	254,750	Additions	150
Ground Floor Area	1,216		
Total Living Area	1,216	Dwelling Value	193,760

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	512	512	1	1980	C	A	
Frame Shed	1 x	160	160	1	1989	C	A	590

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		14			150	