

Situs : 92 KESWICK RD

Parcel ID: 172-504

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DEAGLE KAREN E
92 KESWICK RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 13
Vol / Pg 41248/263
District
Zoning R1C
Class Residential

Property Notes



172-504 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,988		92,380

Total Acres: .2293
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	92,400	92,400	0	81,100
Building	198,100	209,800	0	195,200
Total	290,500	302,200	0	276,300

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
08/14/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/31/12	56554	1,700	BLDG Insulatn In Att	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/19/12		Land + Bldg	Court Order/Decree	41248/263		
02/01/95	82,500	Land + Bldg	Valid Sale			
08/01/87		Land + Bldg	Transfer Of Convenience			

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Dwelling Information			
Style	Ranch Slab	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	256,614	% Good	76
Plumbing		% Good Override	
Basement	7,683	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	273,680	Additions	1,750
Ground Floor Area	1,280		
Total Living Area	1,280	Dwelling Value	209,750
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1280</td> </tr> <tr> <td>B</td> <td>14</td> <td>FUB</td> <td>32</td> </tr> <tr> <td>C</td> <td>33</td> <td>MPAT</td> <td>48</td> </tr> <tr> <td>D</td> <td>33</td> <td>MPAT</td> <td>120</td> </tr> <tr> <td>E</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>450*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	1280	B	14	FUB	32	C	33	MPAT	48	D	33	MPAT	120	E	RP6	ABOVE GROUND	450*
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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		14			380																					
2		33			380																					
3		33			990																					