

Situs : 15 KESWICK RD	Parcel ID: 172-521	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MEARLS JOHN M DEBORAH A MEARLS C/O NORRIS M DERBY 15 KESWICK ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 36 Vol / Pg 35792/002 District Zoning R1C Class Residential

Property Notes



172-521 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,500		89,100
Total Acres: .1722 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,100	89,100	0	78,600
Building	195,900	185,600	0	185,000
Total	285,000	274,700	0	263,600
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
03/31/08	215,000	Land + Bldg	Valid Sale	35792/002		MEARLS JOHN M

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Dwelling Information

Style	F To B Splt	Year Built	1976
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	Part	# Car Bsm't Gar	
FBLA Size	354	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Gas	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	

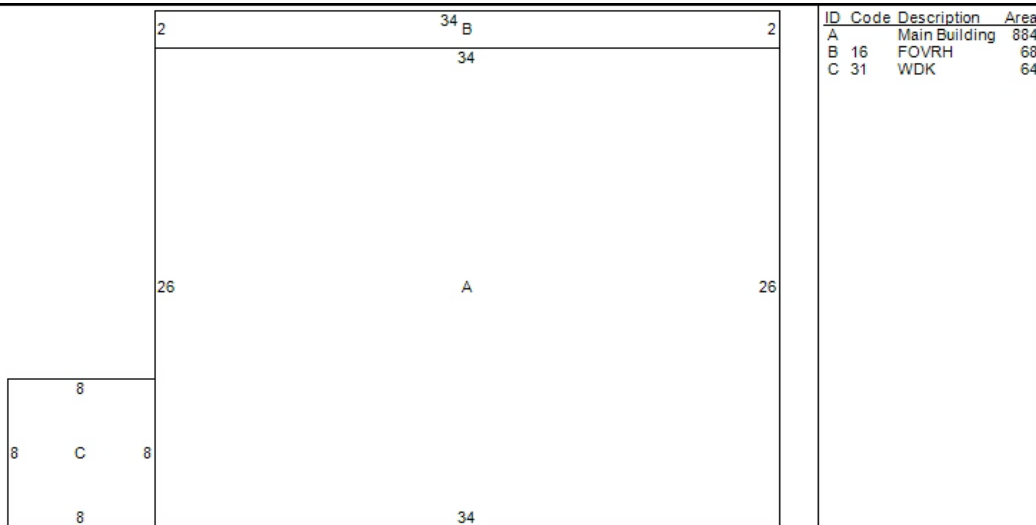
Grade & Depreciation

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

Dwelling Computations

Base Price	199,478	% Good	80
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	17,474	C&D Factor	
		Adj Factor	1
Subtotal	226,310	Additions	4,560
Ground Floor Area	884		
Total Living Area	1,306	Dwelling Value	185,610

Building Notes



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		16			3,760
2		31			800