

Situs: 9 KESWICK RD

2021 RESIDENTIAL PROPERTY RECORD CARD

Class: Single Family Residence

BROCKTON

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SPINOLA QUINTINO MARITZA SPINOLA 9 KESWICK RD BROCKTON MA 02302 **GENERAL INFORMATION**

Living Units 1 Neighborhood 185 Alternate ID 38 Vol / Pg 50857/26 District

Zoning Class

Parcel ID: 172-523

R1C Residential

Property Notes

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,500			89,100

Total Acres: .1722

06/15/01

Spot: Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	89,100	89,100	0	78,600
Building	232,900	257,100	0	240,000
Total	322,000	346,200	0	318,600

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Gross Building:

20013/256

Value Flag MARKET APPROACH

Entrance Information									
Date	ID	Entry Code	Source						
08/14/20	JR	Field Review	Other						
04/16/19	JC	Field Review	Other						
08/21/17	H&P	Field Review	Other						
06/01/98	FB	Entry & Sign	Ow ner						

198,000 Land + Bldg

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
08/06/18	69785	6,255	WNDWS		100
06/26/97	27659	3,900	BLDG	Repl Deck	100

Sales/Ownership History

Deed Reference Deed Type **Transfer Date** Price Type Validity Grantee 02/28/19 338,000 Land + Bldg Valid Sale 50857/26 Quit Claim SPINOLA QUINTINO 181,000 Land + Bldg 36650/181 12/31/08 Sale After Foreclosure 06/23/08 247,205 Land + Bldg Repossession 36101/262

Valid Sale



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RESIDENTIAL PROPERTY RECORD CARD 2

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Dwelling In	form ation
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Style FTo B Splt Year Built 1976
Story height Attic None Year Remodeled Exterior Walls Frame Amenities

Masonry Trim x Color Blue In-law Apt No

Basement

 Basement
 Part
 # Car Bsmt Gar

 FBLA Size
 400
 FBLA Type

 Rec Rm Size
 ×
 Rec Rm Type

Heating & Cooling Fireplaces

 Heat Type
 Basic
 Stacks

 Fuel Type
 Gas
 Openings

 System Type
 Warm Air
 Pre-Fab

Room Detail

Bedrooms 4 Full Baths 2
Family Rooms Half Baths 1
Kitchens Extra Fixtures
Total Rooms 6
Kitchen Type Modern
Kitchen Remod Yes Bath Remod Yes

Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

Grade & Depreciation

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

Dwelling Computations

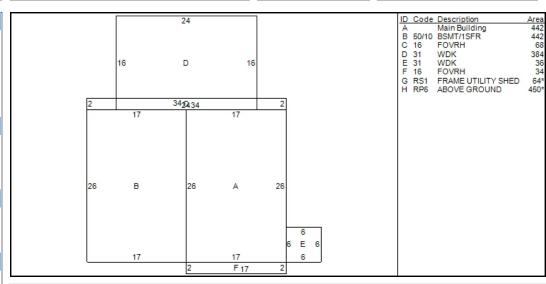
220,037 Base Price % Good 82 16,312 **Plumbing** % Good Override 6,883 Basement **Functional** 0 Heating Economic 0 Attic % Complete 21,324 **C&D Factor** Other Features Adj Factor 1 264.560 Additions 39,850 Subtotal 442 **Ground Floor Area**

1,718

Total Living Area

Building Notes

Dwelling Value 256,790



Outbuilding Data									
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Frame Shed	1 x	64	64	1	1996	С	Α	320	
Ag Pool	1 x	450	450	1	1996	С	Α		

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			27,550	5		16			2,460
2		16			4,180						
3		31			5,170						
4		31			490						