

Situs : 9 KESWICK RD		Parcel ID: 172-523		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SPINOLA QUINTINO MARITZA SPINOLA 9 KESWICK RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 38 Vol / Pg 50857/26 District Zoning R1C Class Residential						
Property Notes									
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	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									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
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									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/28/19	338,000	Land + Bldg	Valid Sale	50857/26	Quit Claim	SPINOLA QUINTINO			
12/31/08	181,000	Land + Bldg	Sale After Foreclosure	36650/181					
06/23/08	247,205	Land + Bldg	Repossession	36101/262					
06/15/01	198,000	Land + Bldg	Valid Sale	20013/256					

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Dwelling Information			
Style	F To B Splt	Year Built	1976
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	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	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	220,037	% Good	82
Plumbing	16,312	% Good Override	
Basement	6,883	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,324	C&D Factor	
		Adj Factor	1
Subtotal	264,560	Additions	39,850
Ground Floor Area	442		
Total Living Area	1,718	Dwelling Value	256,790
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Frame Shed	1 x 64		64	1	1996	C	A	320				
Ag Pool	1 x 450		450	1	1996	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	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							