
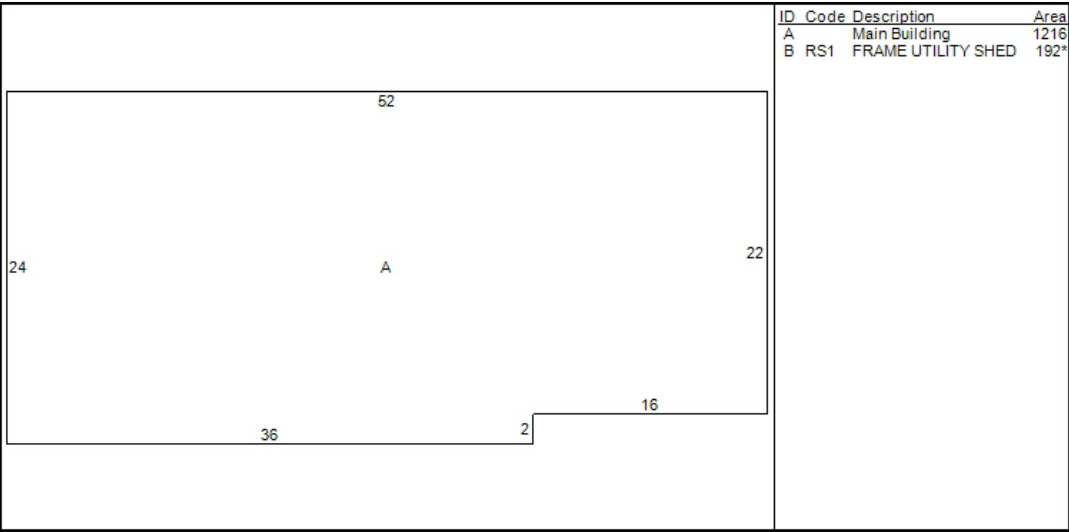


Situs : 56 MARSDEN ST		Parcel ID: 172-534		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MADIGAN SEAN J & LYNN C MADIGAN 56 MARSDEN ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 9 Vol / Pg 08687/00070 District Zoning R1C Class Residential						
Property Notes									
<div><div></div><div>172-534 03/16/2020</div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,800		89,500					
Total Acres: .1791 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/14/20	JR	Field Review	Other						
02/01/05	BM	Not At Home	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	89,500	89,500	0	78,900					
Building	191,000	200,200	0	180,100					
Total	280,500	289,700	0	259,000					
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					
03/01/04	41313	15,000	BLDG Redo Gar-Kitche	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
8687/70									

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	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	247,342	% Good	76
Plumbing		% Good Override	
Basement	7,405	Functional	
Heating	6,743	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	261,490	Additions	
Ground Floor Area	1,216		
Total Living Area	1,216	Dwelling Value	198,730

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	192	192	1	2004	C	A	1,490

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	