

Situs : 31 DAILEY RD	Parcel ID: 173-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WELDON HENRY J GERALDINE S WELDON 31 DAILEY ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 9 Vol / Pg 04412/00121 District Zoning R1C Class Residential
Property Notes	



173-080 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 800			760
Total Acres: .248				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,800	95,800	0	91,700
Building	200,100	209,200	0	197,600
Total	295,900	305,000	0	289,300
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
09/03/20	CM	Field Review	Other

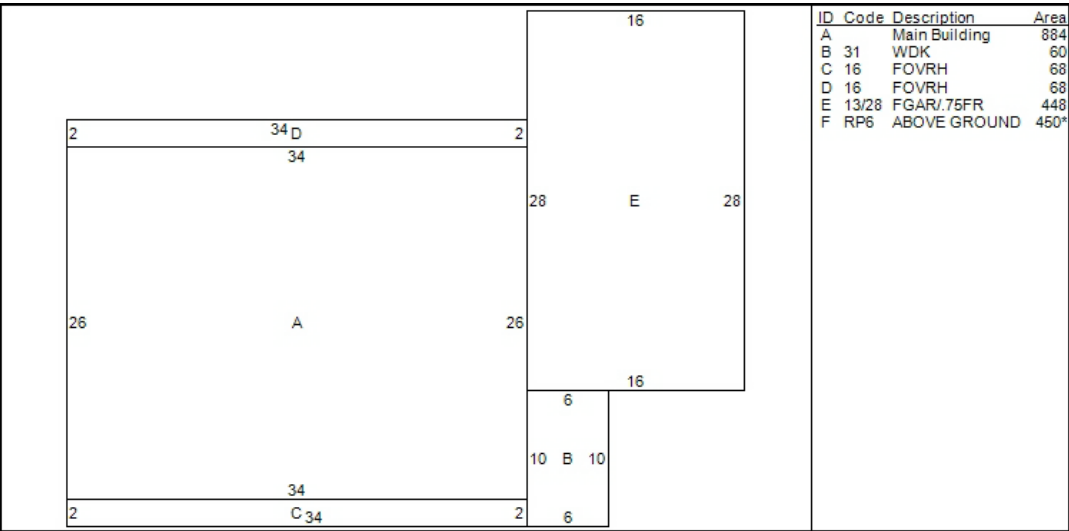
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/13/16	64617	5,961	INS	100
09/21/05	45049	4,000	BLDG Strip And Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4412/121		

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Dwelling Information			
Style	F To B Splt	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	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	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	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	237,960	Additions	28,340
Ground Floor Area	884		
Total Living Area	1,756	Dwelling Value	209,190

Building Notes	



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		31			680	
2		16			3,570	
3		16			3,570	
4		13	28		20,520	