

Situs : 8 DEL MAR RD

Parcel ID: 173-256

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CONNARE PAUL F
MARGARET A CONNARE
8 DEL MAR RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 1
Vol / Pg 04057/00541
District
Zoning R1C
Class Residential

Property Notes



173-256 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 4,700			4,470

Total Acres: .3375
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	99,500	99,500	0	95,300
Building	191,200	197,200	0	141,300
Total	290,700	296,700	0	236,600

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
09/04/20	CM	Field Review	Other
02/08/18	CP	Entry & Sign	Ow ner
01/28/03	BM	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/14/19	BP-19-48	3,500	EXTERIOR	
09/23/13	B58880	3,498	BLDG Rplc 2 Doors	100
09/09/05	44924	5,900	BLDG Strip & Reroof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4057/541		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	1
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	Average	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	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	258,160	Additions	990
Ground Floor Area	1,216		
Total Living Area	1,216	Dwelling Value	197,190
Building Notes			

								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1216</td> </tr> <tr> <td>B</td> <td>14</td> <td>FUB</td> <td>18</td> </tr> <tr> <td>C</td> <td>33</td> <td>MPAT</td> <td>100</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1216	B	14	FUB	18	C	33	MPAT	100
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A		Main Building	1216																					
B	14	FUB	18																					
C	33	MPAT	100																					
Outbuilding Data																								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																
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		14			230																			
2		33			760																			