

Situs : 28 DEL MAR RD	Parcel ID: 173-258	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MCPHERSON HOMER CRAIG 28 DEL MAR ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 3 Vol / Pg 03624/00472 District Zoning R1C Class Residential
Property Notes	



173-258 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	193,600	198,300	0	178,600
Total	288,600	293,300	0	269,600
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/17/14	B60163	10,248	BLDG Doors+Floor	100
03/26/12	56244	26,360	BLDG Ext Renovations	0
07/11/01	34971	1,800	BLDG 24' A/G Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3624/472		

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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

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
	Unfinished Area
	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	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	258,160	Additions	1,370

Ground Floor Area	1,216	Dwelling Value	197,570
Total Living Area	1,216		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 48		48	1	1980	C	A	240
Metal Shed	1 x 100		100	1	1980	C	A	490
Ag Pool	1 x 450		450	1	2000	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			1,370	