

Situs: 28 DEL MAR RD

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Parcel ID: 173-258

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER MCPHERSON HOMER CRAIG

28 DEL MAR ROAD

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 3

Vol / Pg 03624/00472

District

R1C Residential

Zoning Class

Property Notes



173-258 03/16/2020

| | | | Land Information | | |
|---------|----|--------|-------------------|-------------|--------|
| Туре | | Size | Influence Factors | Influence % | Value |
| Primary | SF | 10,000 | | | 95,000 |

Total Acres: .2296 Spot:

Transfer Date

Location:

| | Assessment Info | rmation | | |
|----------|-----------------|---------|--------|---------|
| | 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 |

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

| Entrance Information | | | |
|----------------------|----|--------------|---------------|
| Date 09/04/20 | ID | Entry Code | Source |
| | CM | Field Review | Other |

Price Type

| Permit Information | | | | | | |
|--------------------|------------------|-----------------|---|--|--|--|
| Price | Purpose | | % Complete | | | |
| 10,248 | BLDG | Doors+Floor | 100 | | | |
| 26,360 | BLDG | Ext Renovations | 0 | | | |
| 1,800 | BLDG | 24' A/G Pool | 100 | | | |
| | 10,248 26,360 | | Price Purpose 10,248 BLDG Doors+Floor 26,360 BLDG Ext Renovations | | | |

| Sales/Ownership History |
|-------------------------|
| |

Validity

Deed Reference Deed Type 3624/472

Grantee

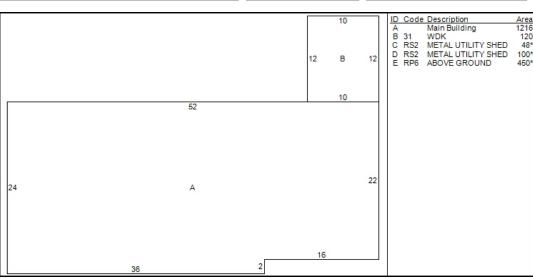


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Situs: 28 DEL MAR RD Parcel Id: 173-258 **Dwelling Information** Style Ranch Slab Year Built 1964 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Pier/Slab # Car Bsmt 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 247,342 Base Price % Good 76 **Plumbing** % Good Override 7,405 Basement **Functional** 0 Heating Economic 0 Attic % Complete 3,416 **C&D Factor Other Features** Adj Factor 1 258,160 Additions 1,370 Subtotal 1,216 **Ground Floor Area** 1,216 Dwelling Value 197,570 **Total Living Area Building Notes**

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| Outbuilding Data | | | | | | | |
|------------------|------------|------|--|--|---|---|---|
| Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| 1 x | 48 | 48 | 1 | 1980 | С | Α | 240 |
| 1 x | 100 | 100 | 1 | 1980 | С | Α | 490 |
| 1 x | 450 | 450 | 1 | 2000 | С | Α | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | 1 x 1 x | | Size 1 Size 2 Area 1 x 48 48 1 x 100 100 | Size 1 Size 2 Area Qty 1 x 48 48 1 1 x 100 100 1 | Size 1 Size 2 Area Qty Yr Blt 1 x 48 48 1 1980 1 x 100 100 1 1980 | Size 1 Size 2 Area Qty Yr Blt Grade 1 x 48 48 1 1980 C 1 x 100 100 1 1980 C | Size 1 Size 2 Area Qty Yr Blt Grade Condition 1 x 48 48 1 1980 C A 1 x 100 100 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 | | | 1,370 | |
| | | | | | | |
| | | | | | | |
| | | | | | | |