

Situs : 44 DEL MAR RD

Parcel ID: 173-260

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LABBE VALERIE
44 DEL MAR RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 5
Vol / Pg 31368/088
District
Zoning R1C
Class Residential

Property Notes



173-260 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	223,800	282,300	0	209,800
Total	318,800	377,300	0	300,800

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
04/21/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/09/04	41341	5,000	BLDG Rf, Garage For	100

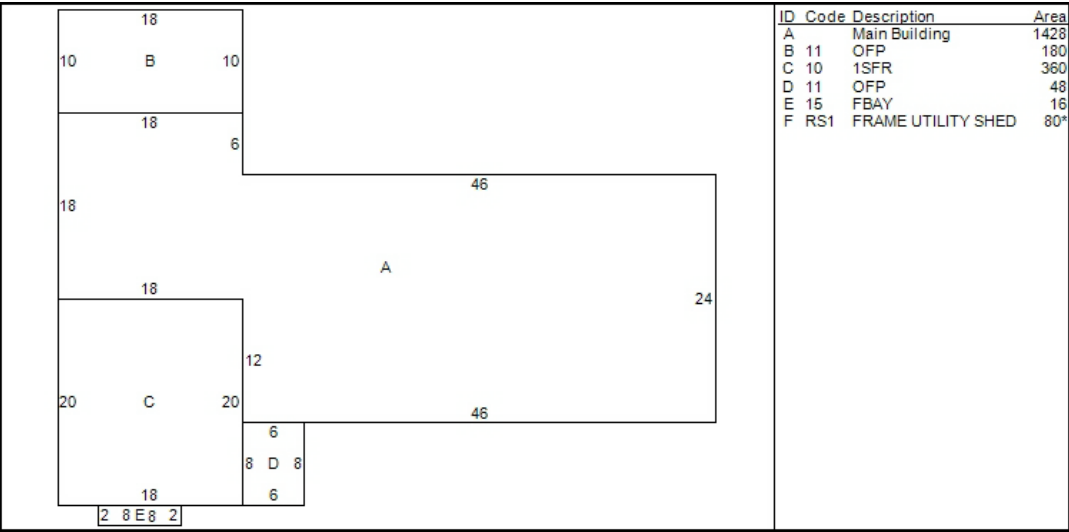
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/18	325,000	Land + Bldg	Valid Sale	50240/227	Quit Claim	LABBE VALERIE
09/20/05	1	Land + Bldg	Transfer Of Convenience	31368/113		
09/20/05	1	Land + Bldg	Transfer Of Convenience	31368/088		LABBE VALERIE
03/24/04		Land + Bldg	Transfer Of Convenience	27789/110		
04/30/03		Land + Bldg	Transfer Of Convenience	24978/19		
12/10/01		Land + Bldg	Transfer Of Convenience	21094/197		
05/07/01		Land + Bldg	Transfer Of Convenience	19796/284		
08/04/00		Land + Bldg	Transfer Of Convenience	18764/231		

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
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	277,915	% Good	82
Plumbing	9,062	% Good Override	
Basement	8,321	Functional	
Heating	7,577	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	312,260	Additions	26,000
Ground Floor Area	1,428		
Total Living Area	1,804	Dwelling Value	282,050

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1980	C	A	290

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		11			3,610	
2		10			19,930	
3		11			980	
4		15			1,480	