
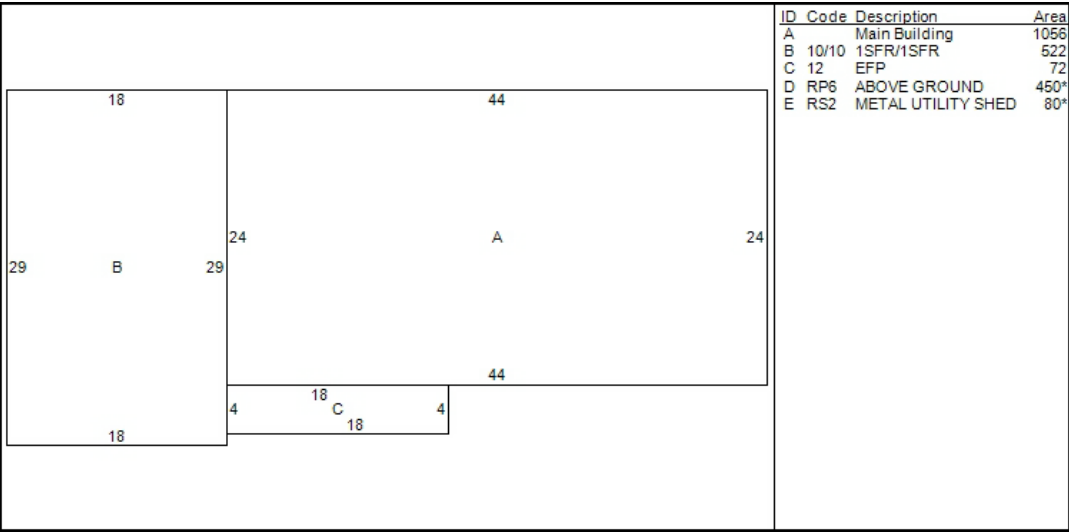


Situs : 52 DEL MAR RD		Parcel ID: 173-261		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER MCLAUGHLIN MICHAEL AND KATHY MCLAUGHLIN 52 DEL MAR RD BROCKTON MA 02302			GENERAL INFORMATION Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg 23678/71 District Zoning R1C Class Residential			 173-261 03/16/2020			
Property Notes									
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				199,700	242,200	0	182,800		
Total				294,700	337,200	0	273,800		
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					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12/13/02		Land + Bldg	Transfer Of Convenience	23678/73					
12/13/02		Land + Bldg	Transfer Of Convenience	23678/71					
11/18/02		Land + Bldg	Court Order/Decree	23429/349					

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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	In-law Apt	No
Color	Green		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	9		
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	224,287	% Good	76
Plumbing	21,145	% Good Override	
Basement	6,715	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	261,530	Additions	43,010
Ground Floor Area	1,056		
Total Living Area	2,100	Dwelling Value	241,770

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1975	B	G	
Metal Shed	1 x	80	80	1	1980	C	A	390

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	