

Situs : 51 DEL MAR RD	Parcel ID: 173-262	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COOK GEOFFREY 51 DEL MAR ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 13 Vol / Pg 51312/133 District Zoning R1C Class Residential
Property Notes	



173-262 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	211,300	250,700	0	198,300
Total	306,300	345,700	0	289,300
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
06/17/20	876	11,430	EXTERIOR R W S	
12/20/19	2369	7,000	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/28/19	290,000	Land + Bldg	Valid Sale	51312/133	Quit Claim	COOK GEOFFREY
03/06/08	1	Land + Bldg	Transfer Of Convenience	35693/161		FOLEY MARTHA TR
03/06/08	1	Land + Bldg	Transfer Of Convenience	35693/159		FOLEY MARTHA TR

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Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	2000
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	Central Ac	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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			
Base Price	224,287	% Good	85
Plumbing	6,041	% Good Override	
Basement	6,715	Functional	
Heating	6,115	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	243,160	Additions	44,030

Ground Floor Area	1,056		
Total Living Area	1,560	Dwelling Value	250,720

Building Notes	



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		11			8,330	
2		10			28,730	
3		13			5,440	
4		11			1,530	