

Situs : 35 DEL MAR RD	Parcel ID: 173-264	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BYRNE ANNE L ADAMS 35 DEL MAR RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 15 Vol / Pg 03367/00577 District Zoning R1C Class Residential
Property Notes	



173-264 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	226,000	234,700	0	187,800
Total	321,000	329,700	0	278,800
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
08/31/15	B62928	7,000	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3367/577		

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Dwelling Information			
Style	Raised Ranch	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	500	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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	227,344	% Good	76
Plumbing		% Good Override	
Basement	21,333	Functional	
Heating	6,198	Economic	
Attic	0	% Complete	
Other Features	38,764	C&D Factor	
		Adj Factor	1
Subtotal	293,640	Additions	11,170
Ground Floor Area	960		
Total Living Area	1,528	Dwelling Value	234,340

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1980	C	A	370
Ag Pool	1 x 450		450	1	1989	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		16			2,050	
2		31			2,810	
3		31			3,570	
4		16			2,740	