

<b>Situs : 5 DEL MAR RD</b>	<b>Parcel ID: 173-268</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
FERREIRA MARIA C CHRISTIANO FERREIRA 5 DEL MAR RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 30 DAGMAR Vol / Pg 51943/268 District Zoning R1C Class Residential
Property Notes	



173-268 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,150			1,090
Total Acres: .256 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,100	96,100	0	92,100
Building	175,100	183,400	0	170,500
Total	271,200	279,500	0	262,600
Manual Override Reason Base Date of Value 1/1/2020 Value Flag MARKET APPROACH Effective Date of Value 1/1/2020 Gross Building:				

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

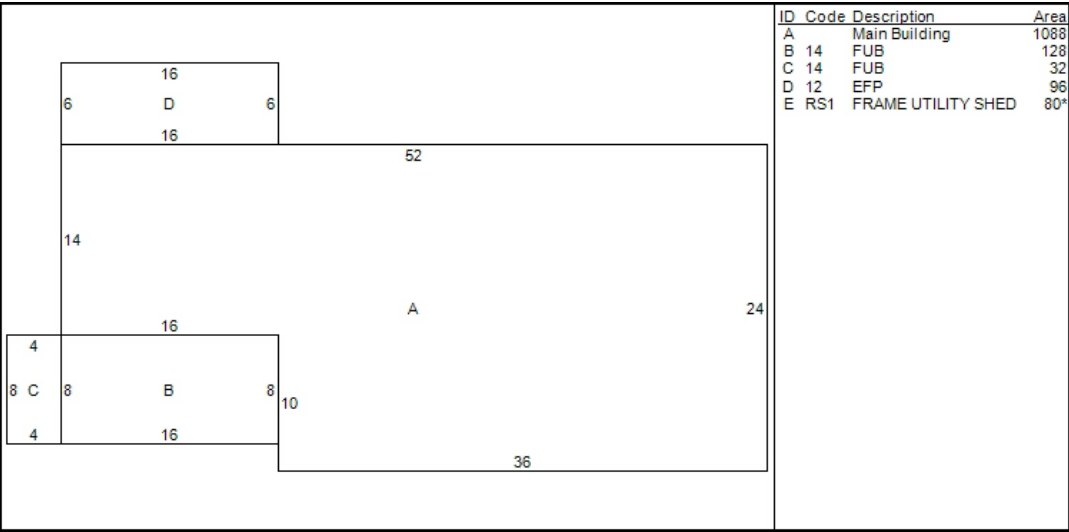
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/14/19	1	Land + Bldg	Transfer Of Convenience	51943/268	Quit Claim	FERREIRA MARIA C
05/26/99		Land + Bldg	Sale Of Portion/Other Comm	17491/337		
09/01/88	117,750	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	228,798	% Good	76
Plumbing		% Good Override	
Basement	6,850	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	235,650	Additions	4,020
Ground Floor Area	1,088		
Total Living Area	1,088	Dwelling Value	183,110

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1965	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		14			1,440	
2		14			380	
3		12			2,200	