


Situs : 95 ROSEMARY ST		Parcel ID: 174-019		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020			
CURRENT OWNER			GENERAL INFORMATION								
REID BARRY D KAZUKO REID 95 ROSEMARY ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 21 Vol / Pg 03918/00698 District Zoning R1C Class Residential								
Property Notes									 174-019 03/16/2020		
Land Information									Assessment Information		
Type	Size	Influence Factors	Influence %	Value			Appraised	Cost	Income	Prior	
Primary	SF 10,000			95,000			Land 96,000	96,000	0	91,900	
Residual	SF 1,000			950			Building 184,100	183,200	0	169,000	
							Total 280,100	279,200	0	260,900	
Total Acres: .2526					Manual Override Reason						
Spot:					Base Date of Value 1/1/2020						
Location:					Effective Date of Value 1/1/2020						
					Value Flag MARKET APPROACH						
					Gross Building:						
Entrance Information									Permit Information		
Date	ID	Entry Code	Source		Date Issued	Number	Price	Purpose	% Complete		
09/04/20	CM	Field Review	Other		07/08/15	B62486	4,000	BLDG 10x14 Shed	0		
					05/02/08	50101	7,650	BLDG Strip & Reshing	0		
					04/30/99	30593	9,300	BLDG 14 Winds, V Sid	100		
Sales/Ownership History											
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee					
				3918/698							

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Dwelling Information

Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	217,270	% Good	76
Plumbing		% Good Override	
Basement	6,505	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	223,780	Additions	11,090
Ground Floor Area	1,008		
Total Living Area	1,188	Dwelling Value	181,160

Building Notes

		<table border="1"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1008</td> </tr> <tr> <td>B</td> <td>14</td> <td>FUB</td> <td>216</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>180</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>140*</td> </tr> </table>		ID	Code	Description	Area	A		Main Building	1008	B	14	FUB	216	C	10	1SFR	180	D	RS1	FRAME UTILITY SHED	140*
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Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	x		140	1	2015	C	A	2,060

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			2,430
2		10			8,660