

Situs : 12 DODGE RD	Parcel ID: 174-051	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DOMINIQUE MARJORIE 12 DODGE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 10 DELMAR Vol / Pg 18698/146 District Zoning R1C Class Residential
Property Notes	



174-051 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 50			50
Total Acres: .2307				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
Land		95,100	95,100	0	91,100
Building		176,500	170,100	0	156,000
Total		271,600	265,200	0	247,100
Manual Override Reason					
Value Flag		Base Date of Value		1/1/2020	
Gross Building:		Effective Date of Value		1/1/2020	
MARKET APPROACH					

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
07/23/18	270,000	Land Only	Valid Sale	50075/339	Quit Claim	DOMINIQUE MARJORIE
07/14/00	140,900	Land + Bldg	Valid Sale	18698/146		
02/01/96	83,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1967
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	5		
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	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	16,340
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	170,130

Building Notes

	<table border="1" style="width:100%; border-collapse: collapse;"> <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>864</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>352</td> </tr> <tr> <td>C</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>200*</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	864	B	10	1SFR	352	C	RP6	ABOVE GROUND	200*
ID	Code	Description	Area														
A		Main Building	864														
B	10	1SFR	352														
C	RP6	ABOVE GROUND	200*														

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	10 x 20		200	1	1998	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		10			16,340	