

Situs : 59 DEL MAR RD

Parcel ID: 174-053

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SPENCER ORLANDO G
SORAIA F SPENCER
59 DEL MAR RD
BROCKTON MA 02302

GENERAL INFORMATION

| | |
|--------------|-------------|
| Living Units | 1 |
| Neighborhood | 200 |
| Alternate ID | 12 |
| Vol / Pg | 46452/142 |
| District | |
| Zoning | R1C |
| Class | Residential |

Property Notes

Land Information

| Type | | Size | Influence Factors | Influence % | Value |
|---------|----|--------|-------------------|-------------|--------|
| Primary | SF | 10,000 | | | 95,000 |

Total Acres: .2296
Spot:

Location:

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 09/04/20 | CM | Field Review | Other |

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|---------|--------|---------|
| Land | 95,000 | 95,000 | 0 | 91,000 |
| Building | 244,300 | 264,200 | 0 | 246,400 |
| Total | 339,300 | 359,200 | 0 | 337,400 |

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|-----------------------|------------|
| 12/12/13 | B59284 | 7,500 | BLDG Replc Garage | 0 |
| 07/31/02 | 37309 | 22,000 | BLDG Vinyl Siding | 100 |
| 07/29/02 | 37255 | 1,155 | BLDG 2 Vinyl Window s | 100 |

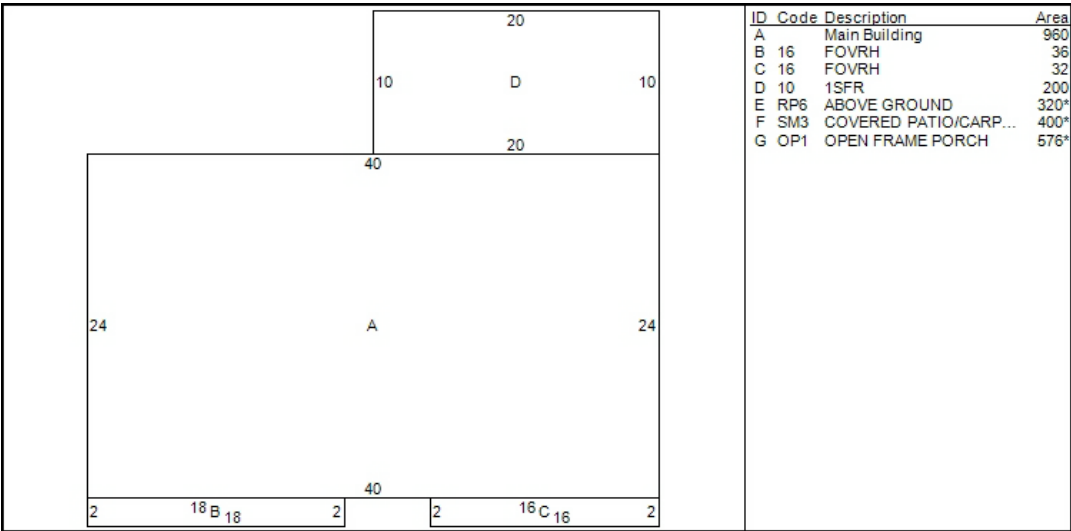
Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|------------------------|----------------|-----------|-------------------|
| 12/31/15 | 290,000 | Land + Bldg | Valid Sale | 46452/142 | | SPENCER ORLANDO G |
| 06/15/10 | 158,000 | Land + Bldg | Sale After Foreclosure | 38627/80 | | |
| 05/18/10 | 290,756 | Land + Bldg | Repossession | 38535/7 | | |
| 12/12/05 | 100 | Land + Bldg | Family Sale | 31888/090 | | |
| 01/21/05 | | Land + Bldg | Family Sale | 29874/326 | | |
| 05/07/04 | | Land + Bldg | Family Sale | 28160/220 | | |
| 10/21/03 | | Land + Bldg | Court Order/Decree | 26838/203 | | |

| | | | | |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
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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 | |
| FBLA Size | 720 | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Oil | Openings | 1 |
| System Type | Warm Air | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 2 |
| Family Rooms | 1 | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 7 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | Yes | Bath Remod | Yes |
| 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 | 9,787 | % Good Override | |
| Basement | 21,333 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 48,516 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 306,980 | Additions | 14,830 |
| Ground Floor Area | 960 | | |
| Total Living Area | 1,948 | Dwelling Value | 248,130 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Ag Pool | 1 x 320 | | 320 | 1 | 1975 | C | A | |
| Patio/Car | 1 x 400 | | 400 | 1 | 2013 | C | G | 6,490 |
| Porch | 24 x 24 | | 576 | 1 | 2013 | C | A | 9,620 |

| 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 | | | 2,360 | |
| 2 | | 16 | | | 2,130 | |
| 3 | | 10 | | | 10,340 | |