

Situs : 43 DODGE RD	Parcel ID: 174-065	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
STAHL WALTER F & RENATE STAHL TRS 43 DODGE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 8 Vol / Pg 11604/00136 District Zoning R1C Class Residential
Property Notes	



174-065 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 200			190
Total Acres: .2342				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,200	95,200	0	91,200
Building	173,600	161,100	0	158,100
Total	268,800	256,300	0	249,300
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				11604/136		

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Dwelling Information			
Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	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	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	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	7,140
Ground Floor Area	864		
Total Living Area	864	Dwelling Value	160,930

Building Notes	

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>864</td> </tr> <tr> <td>B</td> <td>13</td> <td>FGAR</td> <td>352</td> </tr> <tr> <td>C</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>64*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	864	B	13	FGAR	352	C	RS1	FRAME UTILITY SHED	64*
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B	13	FGAR	352															
C	RS1	FRAME UTILITY SHED	64*															

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	1980	C	F	180

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		13			7,140	