


Situs : 3 DODGE RD		Parcel ID: 174-070		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div></div> <div>174-070 03/16/2020</div>			
BOSWORTH STEVEN M & KATHY L BOSWORTH 3 DODGE RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 13 Vol / Pg 08559/00228 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	2,601			2,470				
Total Acres: .2893 Spot: Location:									
Assessment Information									
			Appraised	Cost	Income	Prior			
Land			97,500	97,500	0	93,400			
Building			179,900	177,200	0	166,800			
Total			277,400	274,700	0	260,200			
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		
04/01/05	43684	29,128	BLDG	12 X 20 Patio R			0		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/01/88	110,000	Land + Bldg	Valid Sale	8559/228					

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Dwelling Information

Style	Ranch Slab	Year Built	1962
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2015
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

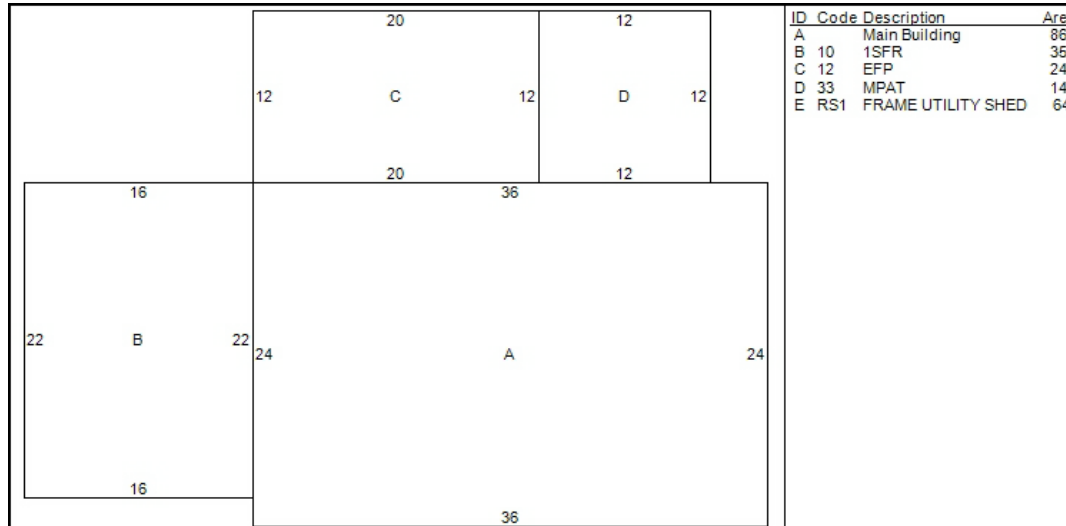
Grade & Depreciation

Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	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	23,030
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	176,820

Building Notes



ID	Code	Description	Area
A		Main Building	864
B	10	1SFR	352
C	12	EFP	240
D	33	MPAT	144
E	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	2000	C	A	390

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
2		12			5,550
3		33			1,140