

<b>Situs : 41 TOBY RD</b>	<b>Parcel ID: 174-191</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COLLORONE ANNAMARIE 41 TOBY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 124-1 QUINCY Vol / Pg 40265/169 District Zoning R1C Class Residential

Property Notes
08/2011 MLS SHORT SALE



174-191 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,300			5,040
Total Acres: .3513				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,000	100,000	0	95,800
Building	225,100	268,600	0	207,200
Total	325,100	368,600	0	303,000
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
07/11/20	991	26,554	EXTERIOR	R W S
10/15/19	1910	2,500	REMODEL	Spoke W Ow ner 7.2.20 Jc, Finishii

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
08/29/11	145,000	Land + Bldg	Outlier-Written Desc Needed	40265/169	
09/27/05	295,000	Land + Bldg	Valid Sale	31414/315	
Grantee COLLORONE ANNAMARIE					

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Dwelling Information

Style	Ranch	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2018
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	560	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Fireplaces

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	249,598	% Good	81
Plumbing	9,062	% Good Override	
Basement	23,421	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,024	C&D Factor	
		Adj Factor	1
Subtotal	319,110	Additions	5,670
Ground Floor Area	1,232		
Total Living Area	1,792	Dwelling Value	264,150

Building Notes

ID	Code	Description	Area
A		Main Building	1232
B	12	EFP	128
C	30	CRPRT	300
D	RP1	PLASTIC LINER POOL	364*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	364	364	1	1980	C	A	4,440

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		12			3,160
2		30			2,510