

<b>Situs : 10 TOBY RD</b>	<b>Parcel ID: 174-193</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BURKE SANDRA AND ALFRED BURKE 10 TOBY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 4 Vol / Pg 18470/288 District Zoning R1C Class Residential

Property Notes



174-193 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 9,750			9,260
Total Acres: .4534				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	104,300	104,300	0	99,900
Building	187,100	191,800	0	167,500
Total	291,400	296,100	0	267,400
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
08/22/17	H&P	Field Review	Other
11/23/16	H&P	Field Review	Ow ner
02/01/05	BM	Not At Home	Other

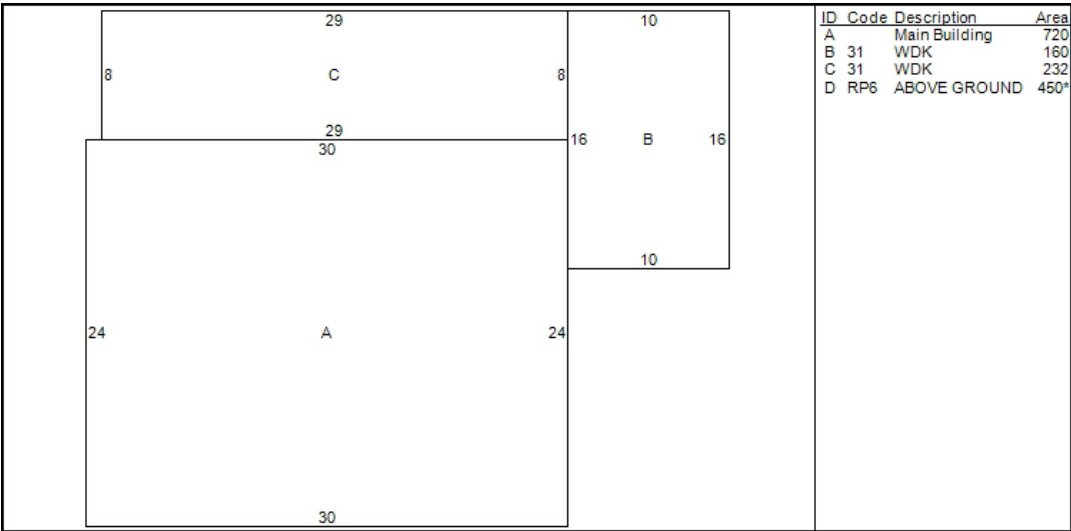
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/15/18	69842	7,000	ROOF/NEW	100
10/01/08	50794	3,250	BLDG Strip & Reroof	0
05/06/04	41667	14,000	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/27/00	135,000	Land + Bldg	Valid Sale	18470/288		
12/01/92	82,000	Land + Bldg	Valid Sale			
03/01/84	58,900	Land + Bldg	Valid Sale			

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Dwelling Information			
<b>Style</b>	Cape	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	263,882	<b>% Good</b>	67
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,508	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	280,390	<b>Additions</b>	3,960
<b>Ground Floor Area</b>	720		
<b>Total Living Area</b>	1,080	<b>Dwelling Value</b>	191,820

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1996	C	A	

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		31			1,610	
2		31			2,350	