

<b>Situs : 7 TOBY RD</b>	<b>Parcel ID: 174-198A</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DALEY JAMES M 7 TOBY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 7 Vol / Pg 29692/325 District Zoning R1C Class Residential
Property Notes	



174-198A 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	255,400	270,500	0	233,400
Total	350,400	365,500	0	324,400
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

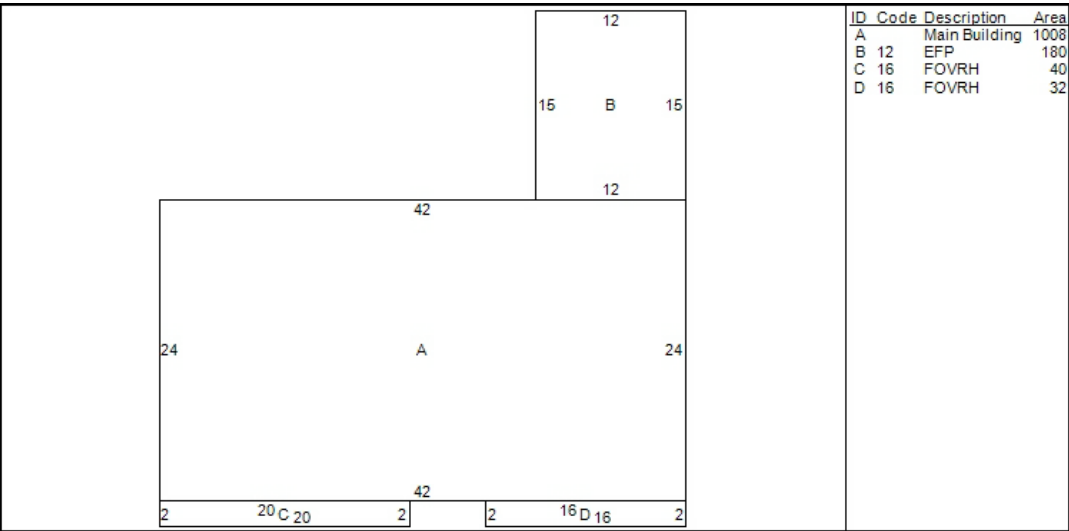
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/16/19	1481	35,880	EXTERIOR	
05/06/14	B59886	11,250	BLDG Solar Panels	100
03/06/14	B59543	2,404	BLDG Insulation	100
09/14/09	52158	6,500	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/04		Land + Bldg	Transfer Of Convenience	29692/325		DALEY JAMES M

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Dwelling Information			
Style	Raised Ranch	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	650	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,652	% Good	84
Plumbing	6,525	% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	46,761	C&D Factor	
		Adj Factor	1
Subtotal	309,960	Additions	10,080
Ground Floor Area	1,008		
Total Living Area	1,730	Dwelling Value	270,450

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			4,960	
2		16			2,770	
3		16			2,350	