

Situs : 25 TOBY RD

Parcel ID: 174-200

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MICHEL RABIOLA
25 TOBY RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 129 QUINCY
Vol / Pg 46006/313
District
Zoning R1C
Class Residential

Property Notes

NEED DECK FY17
TLA BASED MLS SF



174-200 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,190			1,130

Total Acres: .2569
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,100	96,100	0	92,100
Building	333,000	392,200	0	290,300
Total	429,100	488,300	0	382,400

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
12/31/14	HOD	Unimproved	Other
06/02/14	RH	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/14/16	4	0	BLDG 100% Complete	100
06/20/15	O59033	0	BLDG Occupancy	0
01/01/15	1	0	BLDG Carry	0
01/01/14	2	0	BLDG See Note	0
01/01/14	5	0	BLDG Carry Cy 2013	52

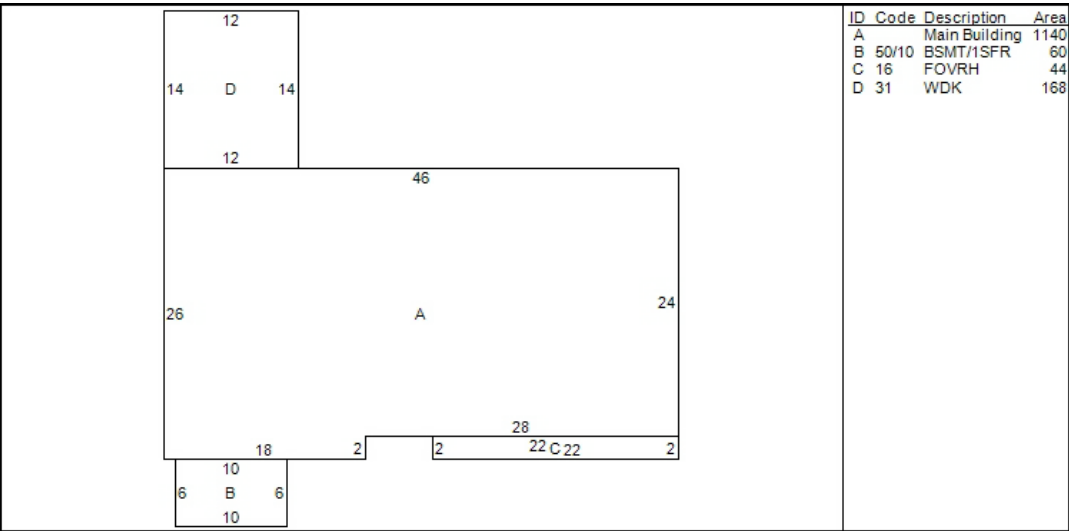
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/03/15	319,000	Land Only	Valid Sale	46006/313		MICHEL RABIOLA
05/23/14	95,000	Land Only	Change In Use After Sale	44344/194		
02/08/07	32,000	Land Only	Court Order/Decree	34090/325		

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Dwelling Information			
Style	Raised Ranch	Year Built	2014
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	924	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	B	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	283,579	% Good	93
Plumbing	21,749	% Good Override	
Basement	26,610	Functional	
Heating	7,731	Economic	
Attic	0	% Complete	
Other Features	68,186	C&D Factor	
		Adj Factor	1
Subtotal	407,860	Additions	12,930
Ground Floor Area	1,140		
Total Living Area	2,168	Dwelling Value	392,240

Building Notes



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

Condominium / Mobile Home Information	
Complex Name	
Condo Model	C+
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	10			6,050	
2		16			4,000	
3		31			2,880	