

<b>Situs : 11 TOBY RD</b>	<b>Parcel ID: 174-374</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
WELLINGTON IAN INGRID R WELLINGTON 11 TOBY RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 8 Vol / Pg 40285/164 District Zoning R1C Class Residential
Property Notes	



174-374 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,803			2,660
Total Acres: .2939				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,700	97,700	0	93,600
Building	257,300	297,900	0	241,700
Total	355,000	395,600	0	335,300
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
09/09/20	CM	Field Review	Other

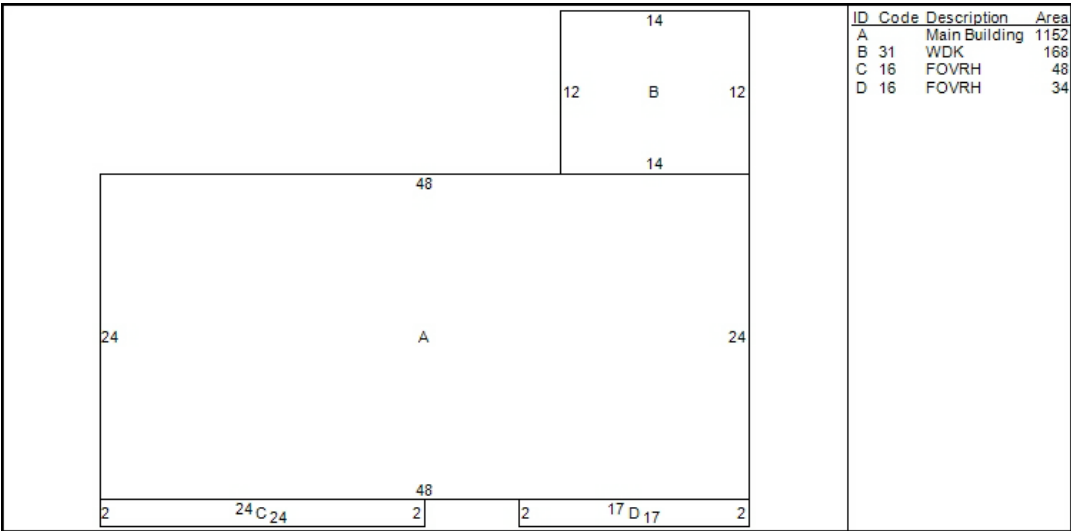
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/15/05	45678	152,050	BLDG 3 Bdrm Col, Gar	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/02/11	175,000	Land + Bldg	Sale After Foreclosure	40285/164		
12/29/10	221,580	Land + Bldg	Repossession	39473/76		
04/12/07	305,000	Land + Bldg	Valid Sale	34380/2		
02/01/88	157,000	Land + Bldg	Valid Sale			
05/01/87	55,500	Land Only	Changed After Asmt Date/B4 Sale			

Situs : 11 TOBY RD	Parcel Id: 174-374	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	Raised Ranch	<b>Year Built</b>	1987
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<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>	2
<b>FBLA Size</b>	576	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<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>	257,116	<b>% Good</b>	87
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	24,127	<b>Functional</b>	
<b>Heating</b>	7,010	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	44,134	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	332,390	<b>Additions</b>	8,710
<b>Ground Floor Area</b>	1,152		
<b>Total Living Area</b>	1,810	<b>Dwelling Value</b>	297,890

Building Notes	



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

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			2,440	
2		16			3,570	
3		16			2,700	