

Situs : 155 KESWICK RD	Parcel ID: 178-097	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GOMES MARIA G 155 KESWICK RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 23I Vol / Pg 48730/121 District Zoning R1C Class Residential
Property Notes	



178-097 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,885		90,930
Total Acres: .204 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	80,000
Building	190,500	198,400	0	179,800
Total	281,400	289,300	0	259,800
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
08/17/20	JR	Field Review	Other
05/24/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/04/08	49834	5,500	BLDG Strip & Reroof	0
05/08/00	32661	6,700	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/31/17	250,000	Land + Bldg	Valid Sale	48730/121 4091/583	Quit Claim	GOMES MARIA G

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## Dwelling Information

<b>Style</b>	Ranch Slab	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/V inyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

## Basement

<b>Basement</b>	Pier/Slab	<b># Car</b>	<b>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

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

### Room Detail

Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

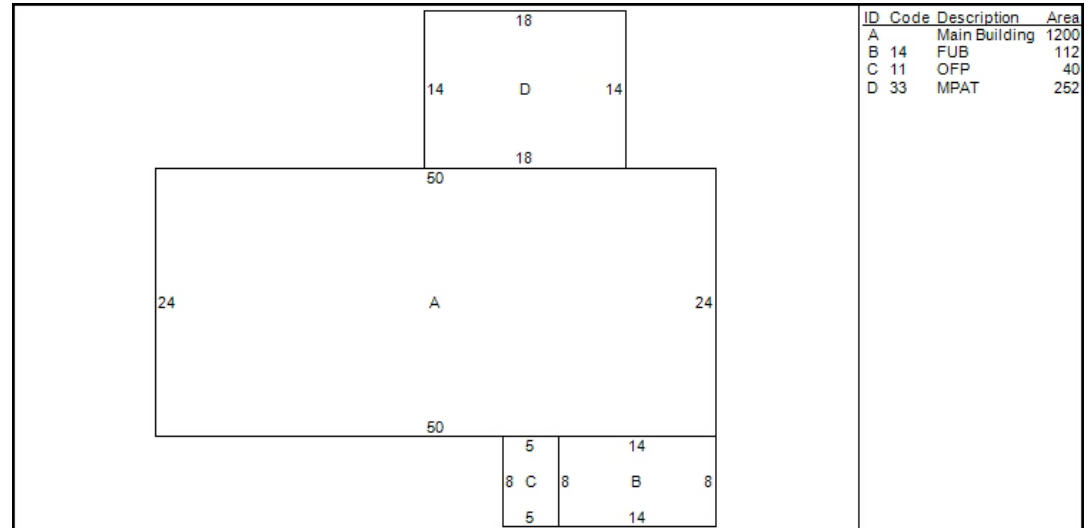
## Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	245,087	% Good	76
Plumbing		% Good Override	
Basement	7,338	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	255,840	Additions	3,960
Ground Floor Area	1,200		
Total Living Area	1,200	Dwelling Value	198,400

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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### 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		14			1,220
2		11			760
3		33			1,980