

Situs : 115 KESWICK RD	Parcel ID: 178-102	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WARD ROBERT V LE C/O DONNA DONNELLY 115 KESWICK RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 26B Vol / Pg 52098/279 District Zoning R1C Class Residential

Property Notes



178-102 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 13,260			96,700
Total Acres: .3044 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,700	96,700	0	84,500
Building	219,300	259,000	0	208,400
Total	316,000	355,700	0	292,900
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
03/04/20	JPO	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/11/03	39977	10,000	BLDG Re-Roof, Door S	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/16/19	100	Land + Bldg	Transfer Of Convenience	52098/279	Quit Claim	WARD ROBERT V LE
08/26/05	100	Land + Bldg	Transfer Of Convenience	31216/237		
08/24/05	130,000	Land + Bldg	Undivided Interest	31196/176		
09/01/96	97,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Pier/Slab	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	295,708	% Good	82
Plumbing		% Good Override	
Basement	8,854	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	304,560	Additions	2,540
Ground Floor Area	1,552		
Total Living Area	1,552	Dwelling Value	252,280
Building Notes			

Outbuilding Data																																																				
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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			330																																															
2		33			2,210																																															