


Situs : 91 KESWICK RD		Parcel ID: 178-106		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CLEDOR REMY FLORILIA CLEDOR 91 KESWICK RD BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 27D Vol / Pg 27480/17 District Zoning R1C Class Residential						
Property Notes									
<div><p>178-106 03/16/2020</p></div>									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 4,050			2,670
Total Acres: .4374 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	101,700	101,700	0	88,600
Building	197,200	216,500	0	191,200
Total	298,900	318,200	0	279,800
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/11/15	B62070	1,196	BLDG Solar Panels	100
06/02/05	44164	500	BLDG Close Garage	0
12/22/97	28419	4,200	BLDG Roof,Wndw ,Etc	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/02/04	245,900	Land + Bldg	Valid Sale	27480/17		

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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

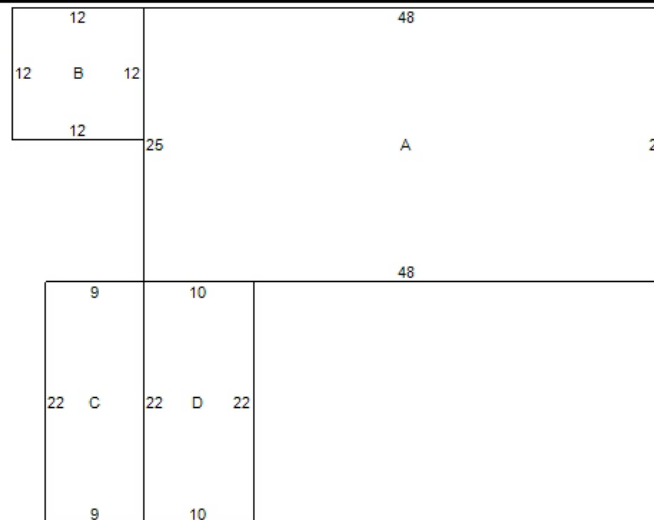
Grade & Depreciation

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

Dwelling Computations

Base Price	245,087	% Good	76
Plumbing	6,041	% Good Override	
Basement	7,338	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	12,798	C&D Factor	
		Adj Factor	1
Subtotal	271,260	Additions	9,800
Ground Floor Area	1,200		
Total Living Area	1,200	Dwelling Value	215,960

Building Notes



ID	Code	Description	Area
A		Main Building	1200
B	12	EFP	144
C	13	FGAR	198
D	14	FUB	220
E	RS1	FRAME UTILITY SHED	48*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 6		48	1	2009	C	A	500

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			3,340
2		13			4,030
3		14			2,430