

Situs : 85 KESWICK RD	Parcel ID: 178-107	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DINGWELL WAYNE L & LEAH E DINGWELL 85 KESWICK RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 27E Vol / Pg 03667/00714 District Zoning R1C Class Residential
Property Notes	



178-107 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,090			93,840
Total Acres: .2546 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,800	93,800	0	82,300
Building	203,000	218,800	0	198,500
Total	296,800	312,600	0	280,800
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

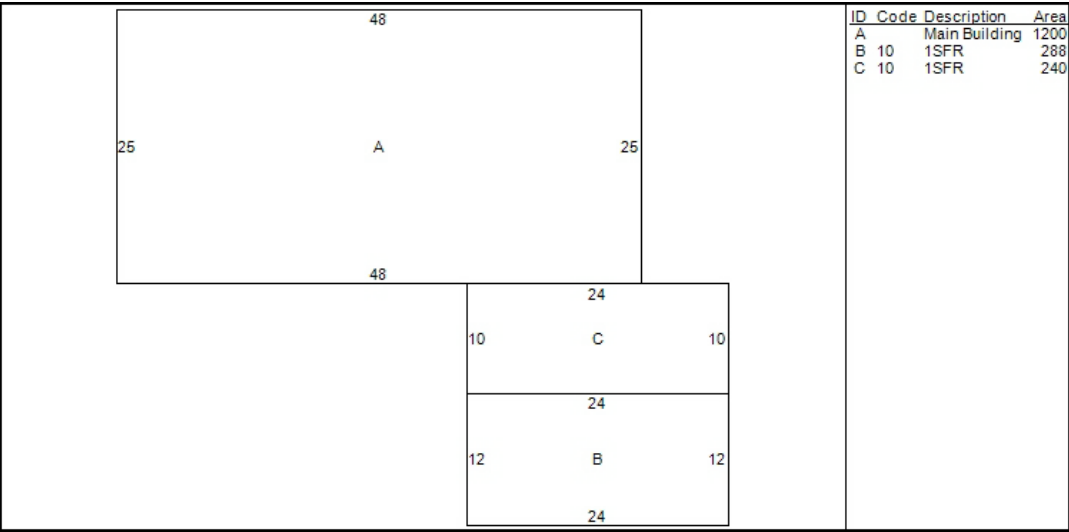
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3667/714		

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Dwelling Information			
Style	Ranch Slab	Year Built	1955
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	72
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	23,470
Ground Floor Area	1,200		
Total Living Area	1,728	Dwelling Value	218,780

Building Notes



ID	Code	Description	Area
A		Main Building	1200
B	10	1SFR	288
C	10	1SFR	240

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

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		10			12,740	
2		10			10,730	