

Situs : 77 KESWICK RD	Parcel ID: 178-108	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DIAZ MARIA VERONICA 77 KESWICK RD BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 27F Vol / Pg 45662/158 District Zoning R1C Class Residential

Property Notes



178-108 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,814		92,150
Total Acres: .2253 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,200	92,200	0	81,000
Building	168,700	166,900	0	166,900
Total	260,900	259,100	0	247,900
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/12/15	168,000	Land + Bldg	Valid Sale	45662/158		DIAZ MARIA VERONICA
06/01/07		Land + Bldg	Transfer Of Convenience	34612/349		

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Dwelling Information

Style	Ranch Slab	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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

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

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
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	

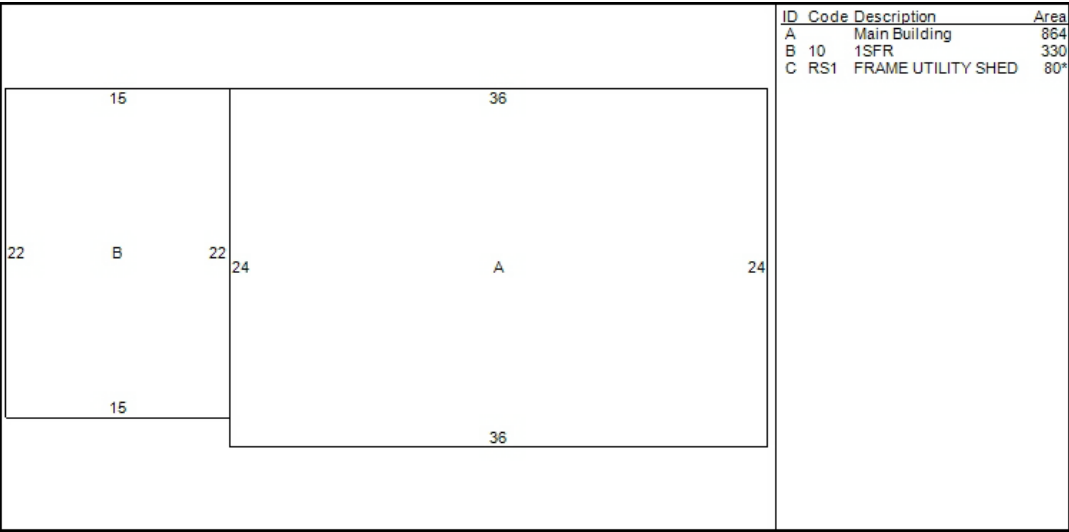
Grade & Depreciation

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

Dwelling Computations

Base Price	190,576	% Good	76
Plumbing		% Good Override	
Basement	5,706	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,314	C&D Factor	
		Adj Factor	1
Subtotal	199,600	Additions	14,900
Ground Floor Area	864		
Total Living Area	1,194	Dwelling Value	166,600

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	80	80	1	1987	C	A	290

Condominium / Mobile Home Information

Complex Name		Condo Model	C
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		10			14,900