

Situs : 8 WELSFORD ST	Parcel ID: 181-323	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ARNOLD ROBIN TARAH ARNOLD 8 WELSFORD ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 1 Vol / Pg 33416/235 District Zoning R1C Class Residential

Property Notes



181-323 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,435		89,010
Total Acres: .1707 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,000	89,000	0	78,500
Building	269,900	355,900	0	274,400
Total	358,900	444,900	0	352,900
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
08/24/20	JR	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/29/13	B58591	2,500	BLDG	16x24 A/G Pool	100
12/21/06	47876	4,601	BLDG	6' X 10' Deck	0
03/29/06	46104	145,600	BLDG	38x24 Colonial	0
02/15/06	45855	0	BLDG	Demo Single Fam	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/06	355,000	Land + Bldg	Valid Sale	33416/235		
12/06/05	125,000	Land Only	Outlier-Written Desc Needed	31860/343		
01/09/04	50,000	Land + Bldg	Court Order/Decree	27362/237		

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Dwelling Information

Style	Colonial	Year Built	2006
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar
FBLA Size	x	FBLA Type
Rec Rm Size	x	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Central Ac
Fuel Type	Gas
System Type	Warm Air

**Stacks
Openings
Pre-Fab**

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		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

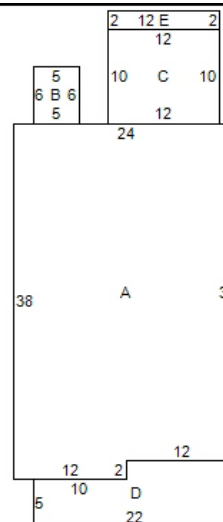
Grade & Depreciation

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

Dwelling Computations

Base Price	356,362	% Good	87
Plumbing	16,312	% Good Override	
Basement	20,267	Functional	
Heating	9,715	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	402,660	Additions	5,580
Ground Floor Area	888		
Total Living Area	1,776	Dwelling Value	355,890

Building Notes



ID	Code	Description	Area
A		Main Building	888
B	14	FUB	30
C	31	WDK	120
D	11	OPF	134
E	31	WDK	24
F	FRP6	ABOVE GROUND	384*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Aq Pool	16 x	24	384	1	2013	C	A	

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			440
2		31			1,740
3		11			3,050
4		31			350