

Situs : 12 WELSFORD ST	Parcel ID: 181-324	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ZYGMUNT RYSZARD LE JADWIGA ZYGMUNT LE C/O JOANNE ZYGMUNT 12 WELSFORD ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 2 Vol / Pg 34303/315 District Zoning R1C Class Residential

Property Notes



181-324 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		88,700
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,700	88,700	0	78,300
Building	185,300	179,800	0	176,000
Total	274,000	268,500	0	254,300
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
01/02/07	BM	Not At Home	Other

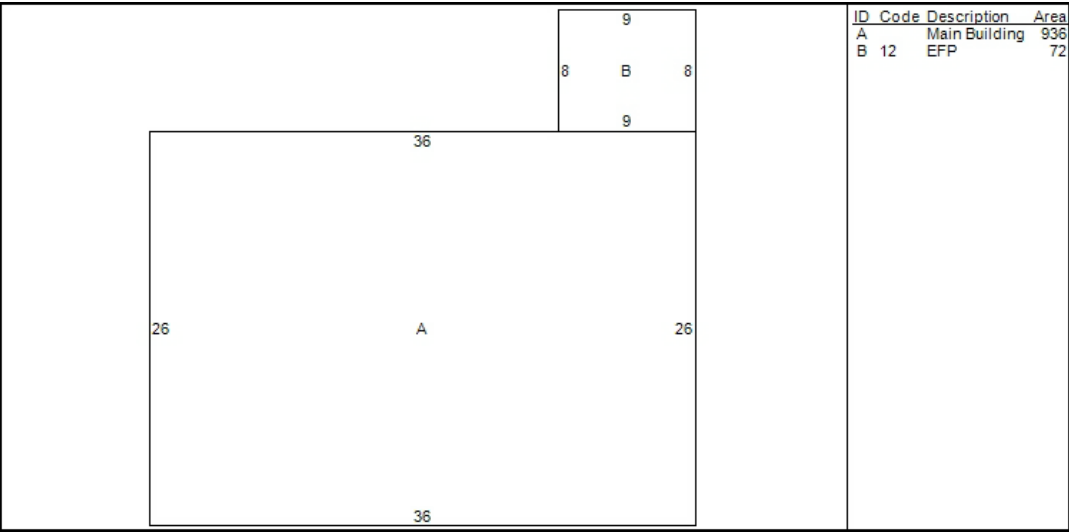
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/21/06	47289	5,100	BLDG 10 Vinyl Window	0
07/19/05	44500	3,000	BLDG 3 Vinyl Window s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/29/07		Land + Bldg	Transfer Of Convenience	34303/315		
08/01/91	90,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch	Year Built	1951
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	Full	# Car Bsm't Gar	1
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	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	206,996	% Good	72
Plumbing		% Good Override	
Basement	19,424	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	21,084	C&D Factor	
		Adj Factor	1
Subtotal	247,500	Additions	1,580
Ground Floor Area	936		
Total Living Area	936	Dwelling Value	179,780

Building Notes



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		12			1,580	