



## Property Information

## Request Information

## Update Information

File#:	BS-X01661-2805990345	Requested Date:	06/04/2024	Update Requested:
Owner:	ROCHDI KHALID	Branch:		Requested By:
Address 1:	98 DOWNEY RD	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROCKTON, MA	# of Parcel(s):	1	

## Notes

**CODE VIOLATIONS** Per City of Brockton Department of Zoning there are no Code Violation cases on this property.  
Collector: City of Brockton  
Payable Address: 45 School Street Brockton, MA 02301  
Business# 508-580-7150  
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

**PERMITS** Per City of Brockton Building Department There is an Open Permit on this property.  
Permit# GP-21-68  
Permit Type: Gas Permit  
Collector: City of Brockton  
Payable Address: 45 School Street Brockton, MA 02301  
Business# 508-580-7150

**SPECIAL ASSESSMENTS** Per City of Brockton Department of Finance there are no Special Assessments/liens on the property.  
Collector: City of Brockton  
Payable Address: 45 School Street Brockton, MA 02301  
Business# 508-580-7150

**DEMOLITION** NO

**UTILITIES** Water, Sewer & Garbage  
Account #: N/A  
Payment Status: N/A  
Status: Pvt & Non-Lienable  
Amount: N/A  
Good Thru: N/A  
Account Active: Yes  
Collector: City of Brockton  
Payable: 45 School Street Brockton, MA 02301  
Business # 508-580-7143  
UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

**Situs : 98 DOWNEY RD**

**Parcel ID: 174-120**

**Class: Single Family Residence**

Card: 1 of 1

Printed: November 12, 2023

**CURRENT OWNER**  
 ROCHDI KHALID  
 AND GRACINDA ROCHDI  
 98 DOWNEY RD  
 BROCKTON MA 02302

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 200  
 Alternate ID 24  
 Vol / Pg 25508/62  
 District  
 Zoning R1C  
 Class Residential



174-120 03/16/2020

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			145,000
Residual	SF 5,000			7,500

Total Acres: .3444  
 Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	152,500	152,500	0	118,000
<b>Building</b>	279,100	265,100	0	300,100
<b>Total</b>	431,600	417,600	0	418,100

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** MARKET APPROACH  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
05/24/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/24/00	33717	1,800	BLDG Strip & Reroof	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/03	254,000	Land + Bldg	Valid Sale	25508/62		
03/17/03		Land + Bldg	Transfer Of Convenience	24504/266		
12/01/91	28,000	Land + Bldg	Repossession			
12/01/82	59,000	Land + Bldg				



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Dwelling Information

<b>Style</b>	Raised Ranch	<b>Year Built</b>	1971
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		

Basement

<b>Basement</b>	Full	<b># Car Bsmt Gar</b>	
<b>FBLA Size</b>	600	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling

<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

Room Detail

<b>Bedrooms</b>	4	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	1
<b>Total Rooms</b>	8	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

Adjustments

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation

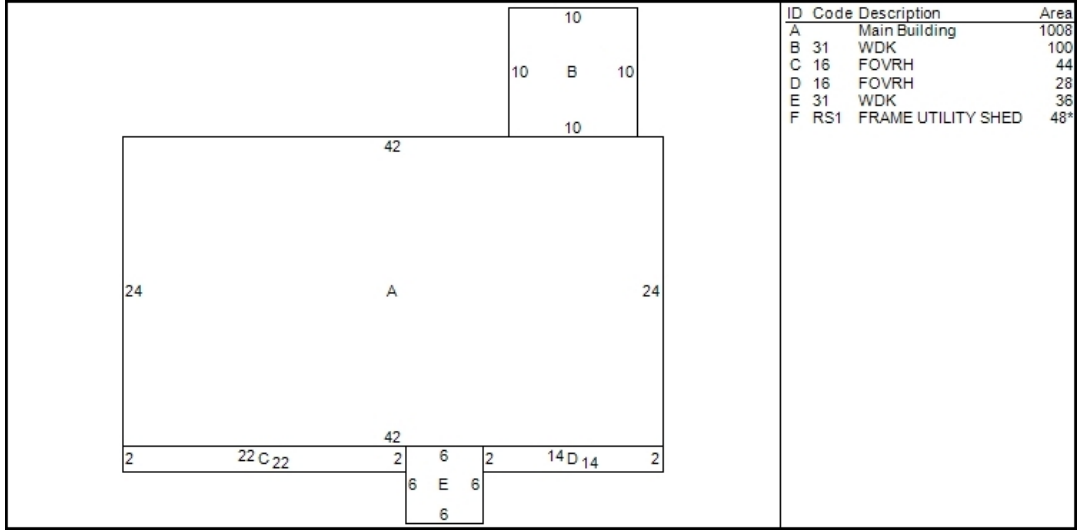
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations

<b>Base Price</b>	257,686	<b>% Good</b>	76
<b>Plumbing</b>	3,583	<b>% Good Override</b>	
<b>Basement</b>	24,185	<b>Functional</b>	
<b>Heating</b>	7,026	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	46,261	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	338,740	<b>Additions</b>	7,370

<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	1,680	<b>Dwelling Value</b>	264,810

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2003	C	A	310

Condominium / Mobile Home Information

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		31			1,370
2		16			3,190
3		16			2,280
4		31			530



# Gas Permit - City of Brockton

**98**

**DOWNEY ROAD**

Fee:	85.00	<b>Issued</b>
Paid:	85.00	Fred Ryan
Permit:	GP-21-68	17-Nov-21

Work Description

Application: GPA-21-772 17-Nov-21

replacement of gas furnace

Owner:

ROCHDI KHALID

98 DOWNEY RD

Email

Phone: 508-317-6223

BROCKTON MA 02302

Cell Phone:

Plumber:

BRIAN J. SCOTT

cityplumbingllc@yahoo.com

Insurance Provider Travelers Ins. C

PO Box 3331

508-813-6020

Liability Ins Status Current

Brockton, MA 02301

Has Insurance

Insurance Type

Coverage Desc

Boiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Booster	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conversion Boiler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cook Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Direct Vent Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dryer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fryolator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace	1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Generator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grille	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laboratory Cocks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Makeup Air Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oven	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Room/Space Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Top Unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Test	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unit Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Unvented Room Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number of Fixtures

Gas Inspections

DocumentManager