

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
Land	152,500	152,500	0	118,000
Building	279,100	265,100	0	300,100
Total	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

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

Basement

Basement Full **# Car Bsmt Gar**
FBLA Size 600 **FBLA Type**
Rec Rm Size x **Rec Rm Type**

Heating & Cooling

Heat Type Central Ac **Stacks** 1
Fuel Type Gas **Openings** 1
System Type Warm Air **Pre-Fab**

Room Detail

Bedrooms 4 **Full Baths** 1
Family Rooms 1 **Half Baths**
Kitchens **Extra Fixtures** 1
Total Rooms 8
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

Grade & Depreciation

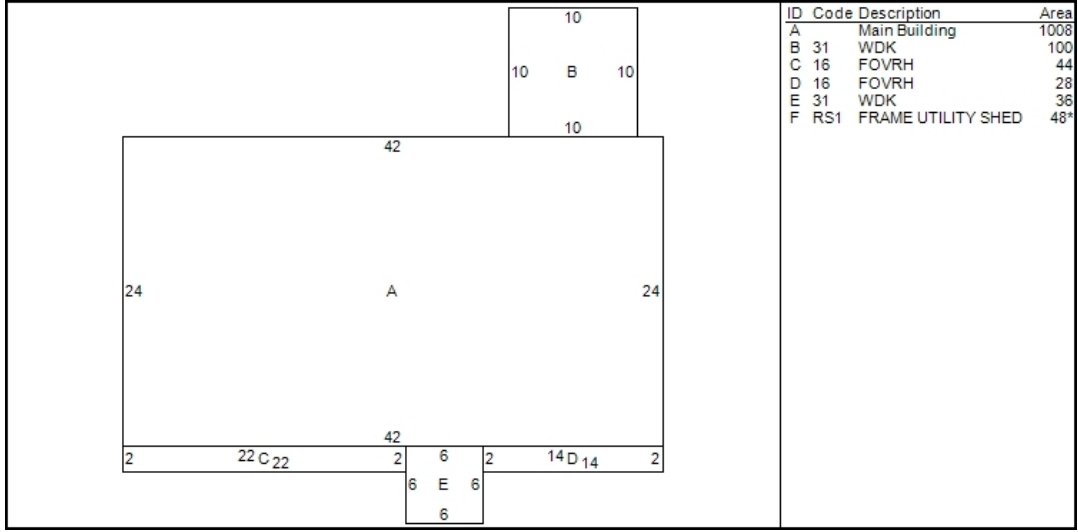
Grade C+ **Market Adj**
Condition Good **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete

Dwelling Computations

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

Ground Floor Area 1,008
Total Living Area 1,680 **Dwelling Value** 264,810

Building Notes



ID	Code	Description	Area
A		Main Building	1008
B	31	WDK	100
C	16	FOVRH	44
D	16	FOVRH	28
E	31	WDK	36
F	RS1	FRAME UTILITY SHED	48

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

Complex Name
Condo Model

Unit Number
Unit Level **Unit Location**
Unit Parking **Unit View**
Model (MH) **Model Make (MH)**

Addition Details

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