



Situs : 11 BALDWIN RD

Parcel ID: 173-095

Class: Single Family Residence

Card: 1 of 1

Printed: December 22, 2025

**CURRENT OWNER**  
 ROSAS APRIL M  
 BRANDON J SHANKS  
 11 BALDWIN RD  
 BROCKTON MA 02302

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 200  
 Alternate ID 13  
 Vol / Pg 47681/219  
 District  
 Zoning R1C  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			159,500
Residual	SF 365			580

Total Acres: .238  
 Spot: Location:

Assessment Information				
	Appraised	Cost	Income	Prior
Land	160,100	160,100	0	145,600
Building	249,300	231,300	0	241,500
<b>Total</b>	<b>409,400</b>	<b>391,400</b>	<b>0</b>	<b>387,100</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag MARKET APPROACH  
 Gross Building:

Entrance Information			
Date	ID	Entry Code	Source
07/07/23	JCD	Not At Home	Other
09/03/20	CM	Field Review	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
11/08/24	11	10,924	OTHER	Install Carrier Whole Home Heat P	
10/17/22		10,319	INS		
05/07/07	48448	5,000	BLDG	New Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/16	212,000	Land + Bldg	Valid Sale	47681/219	Quit Claim	ROSAS APRIL M
03/21/02		Land + Bldg	Family Sale	21754/349		



Situs : 11 BALDWIN RD

Parcel Id: 173-095

Class: Single Family Residence

Card: 1 of 1

Printed: December 22, 2025

Dwelling Information

<b>Style</b> Ranch Slab	<b>Year Built</b> 1962
<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> Yellow	

Basement

<b>Basement</b> Pier/Slab	<b># Car Bsmt Gar</b>
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

Heating & Cooling

Fireplaces

<b>Heat Type</b> Basic	<b>Stacks</b>
<b>Fuel Type</b> Oil	<b>Openings</b>
<b>System Type</b> Hot Water	<b>Pre-Fab</b> 1

Room Detail

<b>Bedrooms</b> 3	<b>Full Baths</b> 1
<b>Family Rooms</b> 1	<b>Half Baths</b>
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 6	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

Adjustments

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

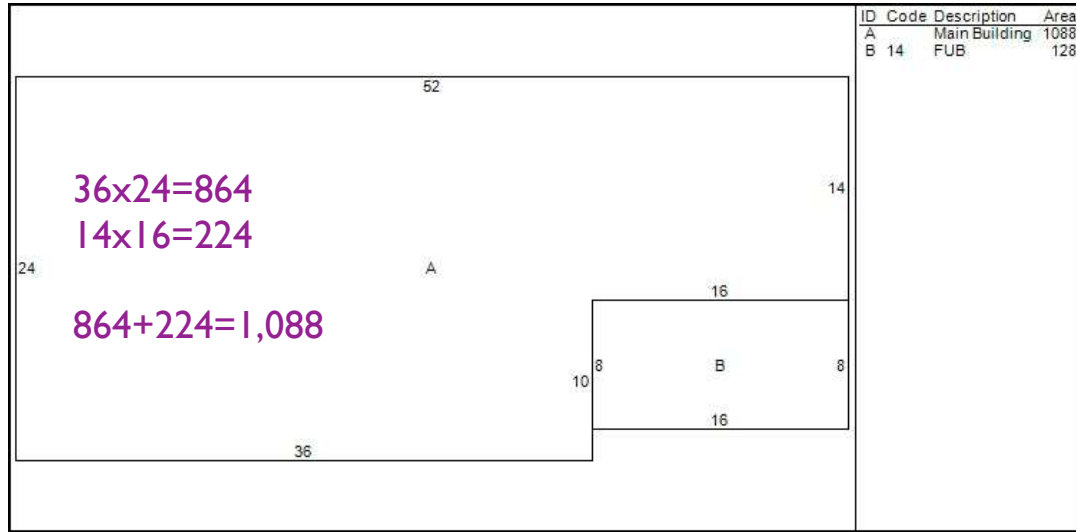
Grade & Depreciation

<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Average	<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> 251,258	<b>% Good</b> 76
<b>Plumbing</b>	<b>% Good Override</b>
<b>Basement</b> 7,524	<b>Functional</b>
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 3,752	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 262,530	<b>Additions</b> 1,600
<b>Ground Floor Area</b> 1,088	
<b>Total Living Area</b> 1,088	<b>Dwelling Value</b> 201,120

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

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