

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 120 HATCHFIELD DR

Parcel ID: 006-124

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER GIUSTI JOHN

LISA S GIUSTI

120 HATCHFIELD DRIVE

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 10 Alternate ID 45

Vol / Pg 49293/311

District

Zoning Class R1B Residential

Property Notes



006-124 03/21/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	5,000			4,750

Total Acres: .3444 Spot:

Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	99,800	99,800	0	95,600
Building	448,500	563,000	0	374,800
Total	548,300	662,800	0	470,400

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Manual Override Reason

Value Flag MARKET APPROACH

Gross Building:

Permit Information Price Purpose % Complete Date Issued Number 3,000 BLDG 12/11/15 B63724 51 Solar Panels

		Entrance Infor	mation	
Date 07/31/20	ID CM	Entry Code Field Review	Source Other	

			Sales/Owners	ship History			
Transfer Date 12/13/17 10/24/05 07/01/05 07/28/04 11/05/03 05/30/97	1 1	Type Land + Bldg Land Only	Validity Transfer Of Convenience Family Sale Sold Twice In Same Year Transfer Of Convenience Transfer Of Convenience Transfer Of Convenience	Deed Reference 49293/311 31581/276 30847/210 28750/350 26965/333 15212/81	Deed Type Quit Claim	Grantee GIUSTI JOHN	



ABOVE GRADE BSMT

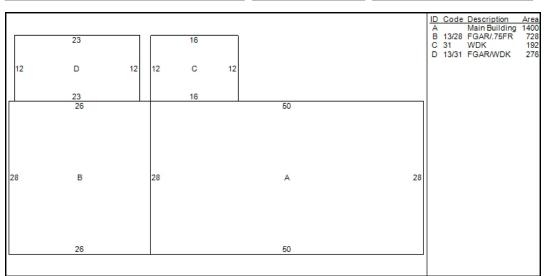
RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

Situs: 120 HATCHF	FIELD DR	Parcel Id: 00	6-124	
		Dwelling Infor	mation	
Story height Attic Exterior Walls Masonry Trim		Ye	Year Built Eff Year Built ar Remodeled Amenities In-law Apt	
		Baseme	nt	
Basement FBLA Size Rec Rm Size	840	‡	Car Bsmt Gar FBLA Type Rec Rm Type	
Heating	& Cooling		Fireplace	S
Heat Type Fuel Type System Type	Central Ac Oil Warm Air		Stacks Openings Pre-Fab	
		Room De	tail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	1		Full Baths Half Baths Extra Fixtures Bath Type	2 1
Kitchen Remod	No		Bath Remod	No
		Adjustme	nts	
Int vs Ext Cathedral Ceiling		_	nfinished Area Unheated Area	
		Grade & Depre	eciation	
Grade Condition CDU Cost & Design % Complete	Good GOOD		Market Adj Functional Economic % Good Ovr	
	[Welling Comp		
Base Price Plumbing Basement Heating Attic Other Features	1 2 1 5	8,787 2,545 0 9,812	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor	1
Subtotal		8,220	Additions	59,940
Ground Floor Area Total Living Area		1,400 3,836	Owelling Value	562,990
		Building No	otes	

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- 1						
			0	utbuilding Dat	a	
	Туре	Size 1	Size 2	Area Qty	Yr Blt Grade Condition	Value

C	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		13	28		45,760					
2		31			2,870					
3		13	31		11,310					