


<b>Situs : 120 HATCHFIELD DR</b>	<b>Parcel ID: 006-124</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
GIUSTI JOHN LISA S GIUSTI 120 HATCHFIELD DRIVE BROCKTON MA 02301	Living Units    1 Neighborhood   10 Alternate ID    45 Vol / Pg        49293/311 District Zoning           R1B Class            Residential
<b>Property Notes</b>	



006-124 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,000			4,750
<div> <div>Total Acres: .3444</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	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
<div> <div>Manual Override Reason</div> <div> <div>Value Flag</div> <div>Base Date of Value</div> <div>Effective Date of Value</div> </div> </div>				
<div> <div>MARKET APPROACH</div> <div>1/1/2020</div> <div>1/1/2020</div> </div>				
Gross Building:				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/11/15	B63724	3,000	BLDG 51 Solar Panels	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/13/17	1	Land + Bldg	Transfer Of Convenience	49293/311	Quit Claim	GIUSTI JOHN
10/24/05	1	Land + Bldg	Family Sale	31581/276		
07/01/05	615,000	Land + Bldg	Sold Twice In Same Year	30847/210		
07/28/04	1	Land + Bldg	Transfer Of Convenience	28750/350		
11/05/03		Land + Bldg	Transfer Of Convenience	26965/333		
05/30/97		Land Only	Transfer Of Convenience	15212/81		

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Dwelling Information			
<b>Style</b>	Raised Ranch	<b>Year Built</b>	1987
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	840	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	2
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>	1	<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<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>	B-	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	460,162	<b>% Good</b>	87
<b>Plumbing</b>	16,916	<b>% Good Override</b>	
<b>Basement</b>	28,787	<b>Functional</b>	
<b>Heating</b>	12,545	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	59,812	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	578,220	<b>Additions</b>	59,940
<b>Ground Floor Area</b>	1,400		
<b>Total Living Area</b>	3,836	<b>Dwelling Value</b>	562,990
Building Notes			
ABOVE GRADE BSMT			

								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1400</td> </tr> <tr> <td>B</td> <td>13/28</td> <td>FGAR/75FR</td> <td>728</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>192</td> </tr> <tr> <td>D</td> <td>13/31</td> <td>FGAR/WDK</td> <td>276</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1400	B	13/28	FGAR/75FR	728	C	31	WDK	192	D	13/31	FGAR/WDK	276
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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 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		13	28		45,760																							
2		31			2,870																							
3		13	31		11,310																							