
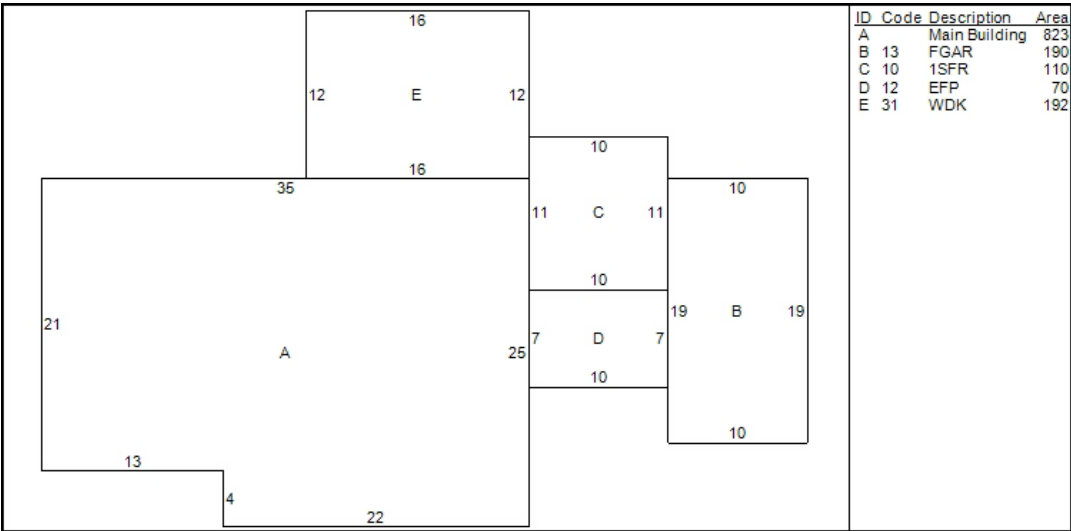


Situs : 5 COLONIAL TR		Parcel ID: 049-060		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HERNANDEZ ELIZABETH D 5 COLONIAL TERR BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 251-1 PLEASANT Vol / Pg 48961/37 District Zoning R3 Class Residential						
Property Notes									
<div>049-060 03/18/2020</div> <div></div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	5,125		75,680					
Total Acres: .1177 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	75,700	75,700	0	71,500					
Building	147,700	124,300	0	134,400					
Total	223,400	200,000	0	205,900					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/22/17	163,000	Land + Bldg	Valid Sale	48961/37	Quit Claim	HERNANDEZ ELIZABETH D			
12/01/93	66,000	Land + Bldg	Valid Sale	12464/292					

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Dwelling Information			
Style	Cape	Year Built	1941
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	190,707	% Good	55
Plumbing		% Good Override	
Basement	17,895	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	208,600	Additions	9,530
Ground Floor Area	823		
Total Living Area	933	Dwelling Value	124,260

Building Notes



ID	Code	Description	Area
A		Main Building	823
B	13	FGAR	190
C	10	1SFR	110
D	12	EFP	70
E	31	WDK	192

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

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			2,810	
2		10			3,960	
3		12			1,160	
4		31			1,600	