

Situs : 138 NILSSON ST		Parcel ID: 071-024		Class: Three-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SMITH MICHELLE K 138 NILSSON ST BROCKTON MA 02301			Living Units 3 Neighborhood 120 Alternate ID 17 Vol / Pg 20396/38 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	5,801			76,660				
Total Acres: .1332 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		76,700	76,700	0	72,200				
Building		414,200	449,100	0	324,500				
Total		490,900	525,800	0	396,700				
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			
08/21/01	230,000	Land + Bldg	Valid Sale	20396/38					

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Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

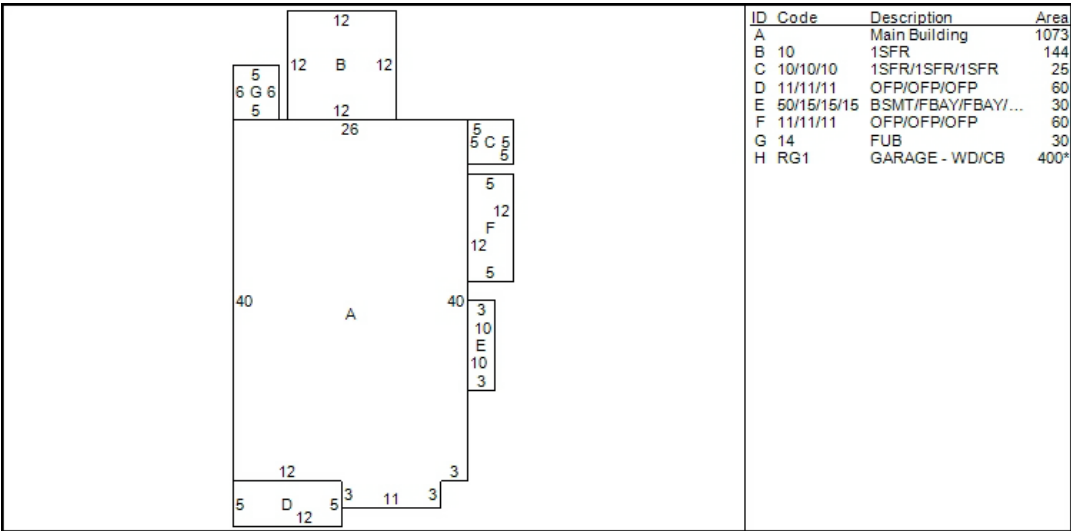
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	509,720	% Good	62
Plumbing	18,124	% Good Override	
Basement	21,258	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	67,580
Subtotal	549,100		

Ground Floor Area	1,073		
Total Living Area	3,528	Dwelling Value	442,070

Building Notes			



ID	Code	Description	Area
A		Main Building	1073
B	10	1SFR	144
C	10/10/10	1SFR/1SFR/1SFR	25
D	11/11/11	QFP/QFP/QFP	60
E	50/15/15/15	BSMT/FBAY/FBAY/...	30
F	11/11/11	QFP/QFP/QFP	60
G	14	FUB	30
H	RG1	GARAGE - WD/CB	400*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

Condominium / Mobile Home Information			
Complex Name			
Condo Model	C+		
Unit Number			
Unit Level			
Unit Parking			
Model (MH)			
	Unit Location		
	Unit View		
	Model Make (MH)		

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		10			17,980	5		11	11	11	5,210
2		10	10	10	17,920	6		14			370
3		11	11	11	5,210						
4	50	15	15	15	20,890						