

<b>Situs : 57 COPELAND ST</b>	<b>Parcel ID: 075-095</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>
WILLEMSSEN JOHANNA 57 COPELAND ST BROCKTON MA 02301	Living Units    1 Neighborhood   70 Alternate ID    93-2 Vol / Pg        48370/141 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



075-095 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,665			77,910
Total Acres: .153 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,900	77,900	0	73,200
Building	244,600	288,300	0	239,400
Total	322,500	366,200	0	312,600
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/18/20	CM	Field Review	Other
05/24/01	FAB	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/10/13	57961	4,500	BLDG	Wheelchr Rmp	100
10/22/09	52371	13,450	BLDG	Strip & Re-Roof	0
04/23/99	30539	4,600	BLDG	Frt Prch,Flr, T	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/01/17		1 Land + Bldg	Transfer Of Convenience	48370/141	Quit Claim	WILLEMSSEN JOHANNA
03/20/13		Land + Bldg	Transfer Of Convenience	42823/97		
08/01/89	127,000	Land + Bldg	Valid Sale			
06/01/86	107,100	Land + Bldg	Changed After Asmt Date/B4 Sale			

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### Dwelling Information

<b>Style</b>	Colonial	<b>Year Built</b>	1920
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

### Basement

<b>Basement</b>	Full	<b># Car Bsm't 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>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

### Room Detail

<b>Bedrooms</b>	4	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<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>	

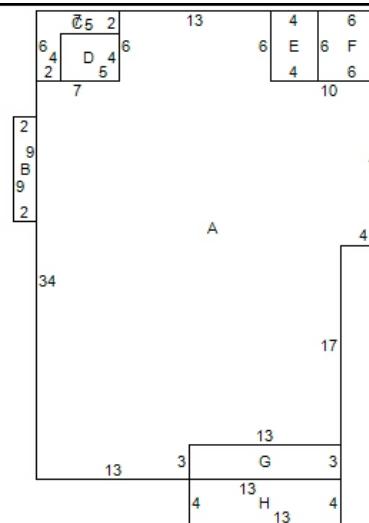
### Grade & Depreciation

<b>Grade</b>	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>	379,584	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	21,587	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	9,296	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	440,170	<b>Additions</b>	8,740
<b>Ground Floor Area</b>	979		
<b>Total Living Area</b>	2,057	<b>Dwelling Value</b>	281,650

### Building Notes



ID	Code	Description	Area
A		Main Building	979
B	15	FBAY	18
C	16	FOVRH	22
D	50/10	BSMT/1SFR	20
E	12	EFP	24
F	11	OFF	36
G	11/16	OFF/FOVRH	39
H	11/31	OFF/WDK	52
I	RG1	GARAGE - WD/CB	360*

### Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	A	6,620

### 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	Line #	Low	1st	2nd	3rd	Value
1		15			1,180	5		11			560
2		16			1,360	6		11	16		2,230
3	50	10			1,550	7		11	31		1,360
4		12			500						