

<b>Situs : 56 COPELAND ST</b>	<b>Parcel ID: 076-024</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SCUDDER DAVIS H TR 56 COPELAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 8 Vol / Pg 50625/324 District Zoning R1C Class Residential

Property Notes



076-024 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,565			1,140
Total Acres: .1966 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,500	79,500	0	74,300
Building	181,500	188,800	0	164,600
Total	261,000	268,300	0	238,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/19/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/08/03	40626	7,590	BLDG Gutters, Soffit	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/14/18	100	Land + Bldg	Transfer Of Convenience	50625/324 3595/64	Quit Claim	SCUDDER DAVIS H TR

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1900
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	2
<b>Total Rooms</b>	7		
<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>	

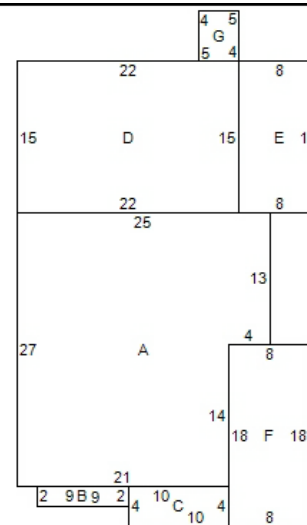
**Grade & Depreciation**

<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>	241,704	<b>% Good</b>	62
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	15,120	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	262,870	<b>Additions</b>	20,530
<b>Ground Floor Area</b>	619		
<b>Total Living Area</b>	1,277	<b>Dwelling Value</b>	183,510

**Building Notes**



ID	Code	Description	Area
A		Main Building	619
B	50/15	BSMT/FBAY	18
C	11	OFF	40
D	50/10	BSMT/1SFR	330
E	31	WDK	120
F	12	FFP	144
G	14	FUB	20
H	RG1	GARAGE - WD/ICB	240*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	240	240	1	1925	C	A	5,310

**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	50	15			1,300	5		12			2,730
2			11		620	6		14			190
3	50	10			14,570						
4			31		1,120						