

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 62 COPELAND ST

Parcel ID: 076-025

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

		NER

CENTEIO NELSON 62 COPELAND ST **BROCKTON MA 02301**

GENERAL INFORMATION

Living Units 1 Neighborhood 70 Alternate ID 9 51269/139

Vol / Pg District

R1C Residential

Zoning Class **Property Notes**

SOLAR PANELS

opo. ty



076-025 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	401			290

Total Acres: .1699

Spot:

Location:

Assessment Information										
	Appraised	Cost	Income	Prior						
Land	78,700	78,700	0	73,700						
Building	232,500	269,300	0	233,800						
Total	311,200	348,000	0	307,500						

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	Purpos	е	% Complete
07/10/17	O63002	0	SOLAR	PANLS	100
01/17/12	56012	2,643	BLDG	Weatherization	0
05/13/05	44010	2,000	BLDG	24' Rd A/G Pool	0
11/22/04	43133	1,000	BLDG	New Gutters	0

Entrance Information Date ID **Entry Code** Source 08/19/20 CM Field Review Other 04/02/19 JPO Entry & Sign Ow ner HP Other 04/24/18 Field Review 03/30/06 BM Estimated For Misc Reason Other

	Sales/Ownership History								
Transfer Date 06/21/19 10/01/10 03/23/10 02/16/10 03/03/08 04/29/05 03/30/04 09/01/94 12/01/87	Price Type 346,000 Land + Bldg 203,000 Land + Bldg 119,000 Land + Bldg 120,000 Land + Bldg 324,500 Land + Bldg Land + Bldg Land + Bldg 481,000 Land + Bldg 142,000 Land + Bldg	Validity Valid Sale Valid Sale Valid Sale Sale After Foreclosure Repossession Repossession Transfer Of Convenience Transfer Of Convenience Valid Sale Valid Sale	Deed Reference 51269/139 39065/17 38349/36 38243/343 35676/048 30326/30 27837/326	Deed Type Quit Claim	Grantee CENTEIO NELSON BARBOSA IVANDRA				



RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

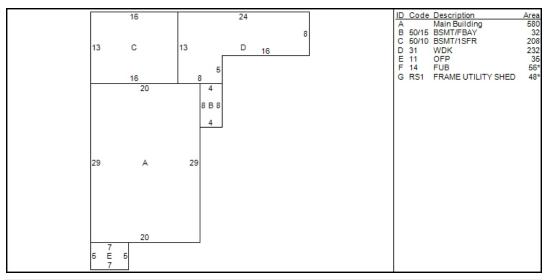
Situs: 62 COPELAND ST Parcel Id: 076-025 **Dwelling Information** Style Colonial Year Built 1900 Story height 2 Eff Year Built 1990 Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Yellow In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** 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 3 Full Baths 1 Family Rooms Half Baths 1 **Kitchens** Extra Fixtures 1 Total Rooms 7 Kitchen Type Modern Bath Type Modern Bath Remod Yes Kitchen Remod Yes Adjustments Int vs Ext Same Unfinished Area Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C+ Market Adj Condition Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 277,320 Base Price % Good 82 9,787 **Plumbing** % Good Override 15,771 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 302,880 Additions 20,760 Subtotal 580 **Ground Floor Area** 1,400 Dwelling Value 269,120 **Total Living Area**

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			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x	8	48	1	1980	С	F	130

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			2,790	5		14			740
2	50	10			13,370						
3		31			3,120						
4		11			740						