

Situs : 66 COPELAND ST	Parcel ID: 076-026	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
BLUNT CYNTHIA R TRUSTEE CYNTHIA R BLUNT REALTY TRUST 66 COPELAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 10-1 Vol / Pg 40098/74 District Zoning R1C Class Residential

Property Notes



076-026 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,756			1,280
Total Acres: .201 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,700	79,700	0	74,400
Building	179,200	180,600	0	161,900
Total	258,900	260,300	0	236,300
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

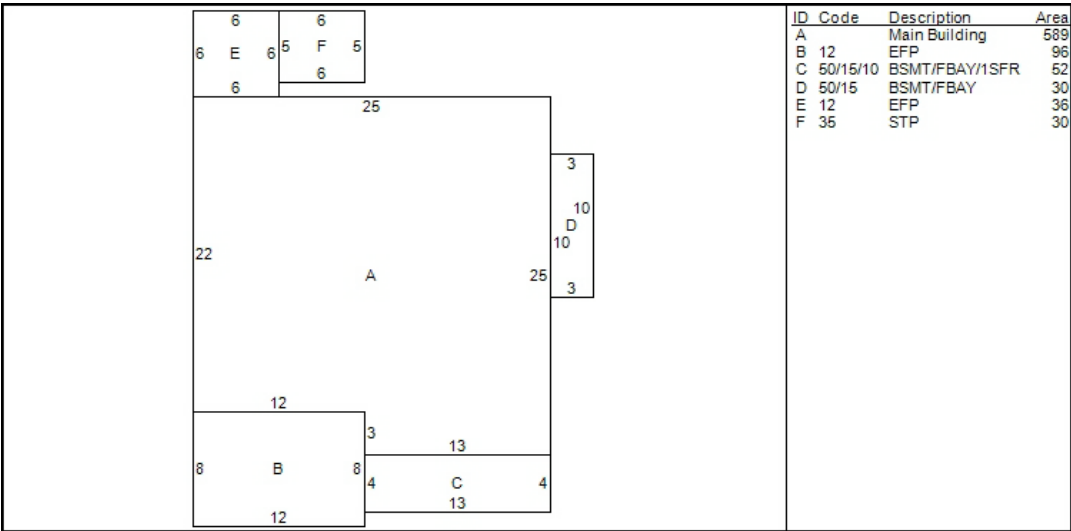
Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
07/06/11		Land + Bldg	Transfer Of Convenience	40098/74	Grantee

Situs : 66 COPELAND ST	Parcel Id: 076-026	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	6		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	258,845	% Good	62
Plumbing	3,021	% Good Override	
Basement	14,721	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	276,590	Additions	9,120
Ground Floor Area	589		
Total Living Area	1,312	Dwelling Value	180,610

Building Notes	



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	Line #	Low	1st	2nd	3rd	Value
1		12			1,800	5		35			190
2	50	15	10		4,590						
3	50	15			1,860						
4		12			680						