

Situs : 76 COPELAND ST	Parcel ID: 076-028	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
HARTFORD MICHAEL A 76 COPELAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 13 Vol / Pg 27140/111 District Zoning R1C Class Residential

Property Notes



076-028 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	2,292			1,670
Total Acres: .2133 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,100	80,100	0	74,700
Building	147,600	133,500	0	133,700
Total	227,700	213,600	0	208,400
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
10/24/05	45329	2,000	BLDG R & R Necessary	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/02/03	179,000	Land + Bldg	Valid Sale	27140/111		

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Dwelling Information

Style	Colonial Ne	Year Built	1875
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	White	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	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

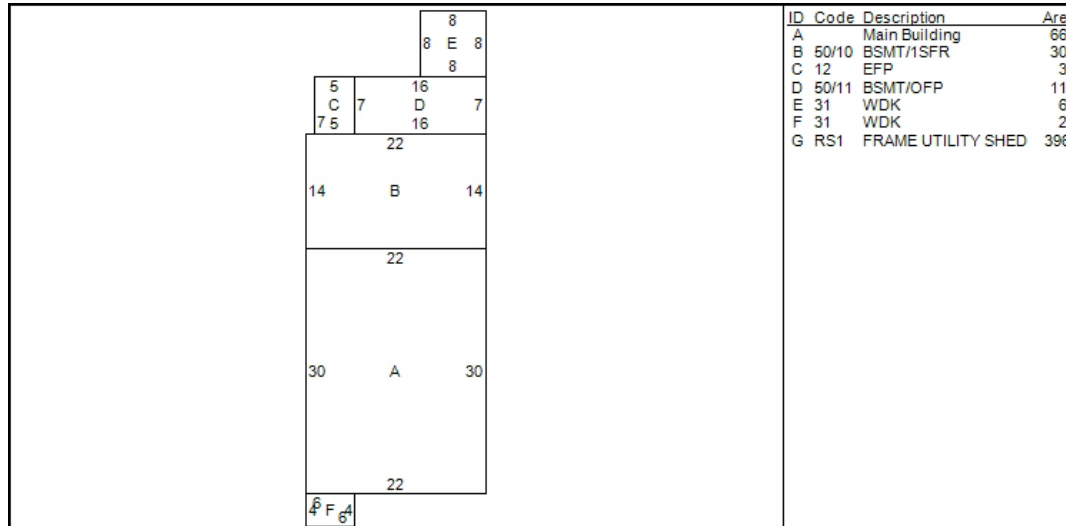
Grade & Depreciation

Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	250,725	% Good	45
Plumbing		% Good Override	
Basement	15,685	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	266,410	Additions	12,830
Ground Floor Area	660		
Total Living Area	1,298	Dwelling Value	132,710

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	396	396	1	1925	D	F	820

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	10			9,900	5		31			180
2			12		500						
3	50	11			1,800						
4			31		450						