

Situs : 130 COPELAND ST	Parcel ID: 077-009	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
NELSON CATHERINE M 130 COPELAND ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 19 Vol / Pg 11738/00314 District Zoning R1C Class Residential

Property Notes



077-009 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	11,977			8,740
Total Acres: .4357 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,100	87,100	0	79,900
Building	192,800	213,400	0	203,300
Total	279,900	300,500	0	283,200
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
04/24/18	HP	Field Review	Other

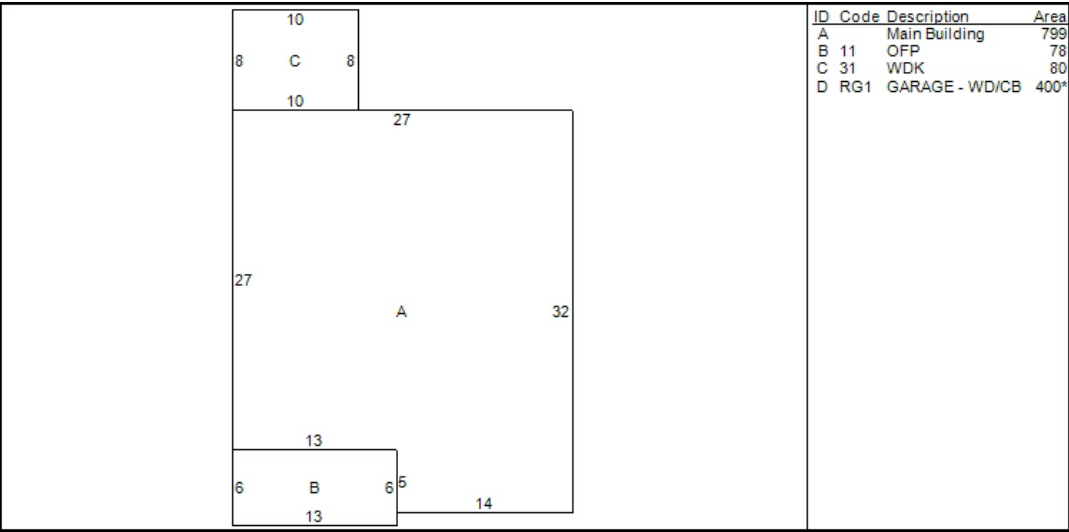
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/18/17	66584	13,500	ROOF/NEW	100
11/09/07	49527	16,700	BLDG Vinyl Side, Win	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/01/93	90,000	Land + Bldg	Valid Sale			
01/01/92	54,000	Land + Bldg	Transfer Of Convenience			
				11738/314		

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Dwelling Information			
Style	Colonial Ne	Year Built	1904
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	308,877	% Good	62
Plumbing	6,041	% Good Override	
Basement	17,566	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	332,480	Additions	1,920
Ground Floor Area	799		
Total Living Area	1,598	Dwelling Value	208,060

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	F	5,290

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,180	
2		31			740	