


Situs : 83 UPLAND RD	Parcel ID: 098-005	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LOUIS GERTA PIERRE AND CLAREL AUGUSTE 83 UPLAND RD BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 14 Vol / Pg 23357/332 District Zoning R2 Class Residential
Property Notes	



098-005 03/16/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	195			140
Total Acres: .1652					
Spot:			Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
Land		78,500	78,500	0	73,600
Building		228,700	230,300	0	223,100
Total		307,200	308,800	0	296,700
Manual Override Reason					
		Base Date of Value	1/1/2020		
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020		
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/01/20	AW	Field Review	Other
05/20/98	FT	Entry & Sign	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/18/04	42904	3,500	BLDG	Kit Flr, Sky Wi	0
08/25/98	29463	5,000	BLDG	Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/08/02		Land + Bldg	Transfer Of Convenience	23357/332		
03/30/01	169,900	Land + Bldg	Valid Sale	19592/91		
09/29/98		Land + Bldg	Family Sale	16647/311		
11/01/89	142,000	Land + Bldg	Valid Sale			
05/01/86	103,000	Land + Bldg				

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Dwelling Information			
Style	F To B Splt	Year Built	1973
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	80
Plumbing	9,062	% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	252,460	Additions	28,320
Ground Floor Area	884		
Total Living Area	1,760	Dwelling Value	230,290
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<p>The diagram shows a main building (A) with dimensions 34' x 26' and an area of 884 sq ft. It has a porch (B) with dimensions 34' x 2' and an area of 68 sq ft. There is a detached garage (C) with dimensions 12' x 12' and an area of 144 sq ft. A small addition (D) with dimensions 10' x 6' and an area of 60 sq ft is attached to the main building. Another small addition (E) with dimensions 13' x 9' and an area of 117 sq ft is attached to the detached garage. The total area is 1,267 sq ft.</p>																																	
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>408</td> </tr> <tr> <td>D</td> <td>14</td> <td>FUB</td> <td>60</td> </tr> <tr> <td>E</td> <td>31</td> <td>WDK</td> <td>126</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	884	B	16	FOVRH	68	C	10	1SFR	408	D	14	FUB	60	E	31	WDK	126
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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																												
1		16			4,080																												
2		10			22,000																												
3		14			720																												
4		31			1,520																												