

**Situs : 87 HILLCREST AV**

**Parcel ID: 100-039**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

YELAPI ANTHONY W  
AND LAURIE E YELAPI  
87 HILLCREST AV  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 60  
Alternate ID 22  
Vol / Pg 24484/2  
District  
Zoning R1C  
Class Residential

**Property Notes**



100-039 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,020		90,680

Total Acres: .1612  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	90,700	90,700	0	87,100
Building	204,900	221,000	0	187,400
Total	295,600	311,700	0	274,500

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/14/03		Land + Bldg	Transfer Of Convenience	24484/2		
05/01/01		Land + Bldg	Transfer Of Convenience	19766/300		

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### Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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

Heat Type	Basic
Fuel Type	Oil
System Type	Steam

## Fireplaces

**Stacks  
Openings  
Pre-Fab**

### Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	2
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

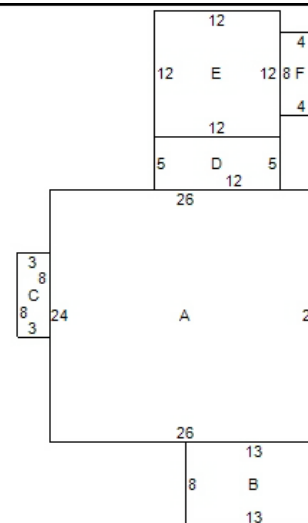
## Grade & Depreciation

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

## Dwelling Computations

Base Price	288,484	% Good	67
Plumbing	6,525	% Good Override	
Basement	16,406	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	311,420	Additions	10,930
Ground Floor Area	624		
Total Living Area	1,332	Dwelling Value	219,580

## Building Notes



ID	Code	Description	Area
A		Main Building	624
B	12	EFP	104
C	50/15	BSMT/FBAY	24
D	10	1SFR	60
E	12	EFP	144
F	11	OPF	32
G	RS1	FRAME UTILITY SHED	240*

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	240	240	1	1925	B	G	1,380

## 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			2,280	5		11			540
2	50	15			1,880						
3		10			3,080						
4		12			3,150						