

<b>Situs : 61 HILLCREST AV</b>	<b>Parcel ID: 100-044</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
STURDIVANT ARTHUR L & IDA M LEE-STURDIVANT 61 HILLCREST AVE BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 27 Vol / Pg District Zoning R1C Class Residential

Property Notes



100-044 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,832		90,410
Total Acres: .1568 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,400	90,400	0	86,900
Building	197,200	222,600	0	189,100
Total	287,600	313,000	0	276,000
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
08/11/20	GL	Field Review	Other
09/23/14	DR	Unoccupied	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/22/18	68231	3,007	WNDWS	100
09/20/01	35411	4,000	BLDG 5 Winds, Frt St	100
06/05/01	34730	4,000	BLDG Reshingle Roof	100
08/27/98	29485	6,000	BLDG Interior Repair	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/92	122,000	Land + Bldg	Valid Sale	11290/5		STURDIVANT ARTHUR L

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

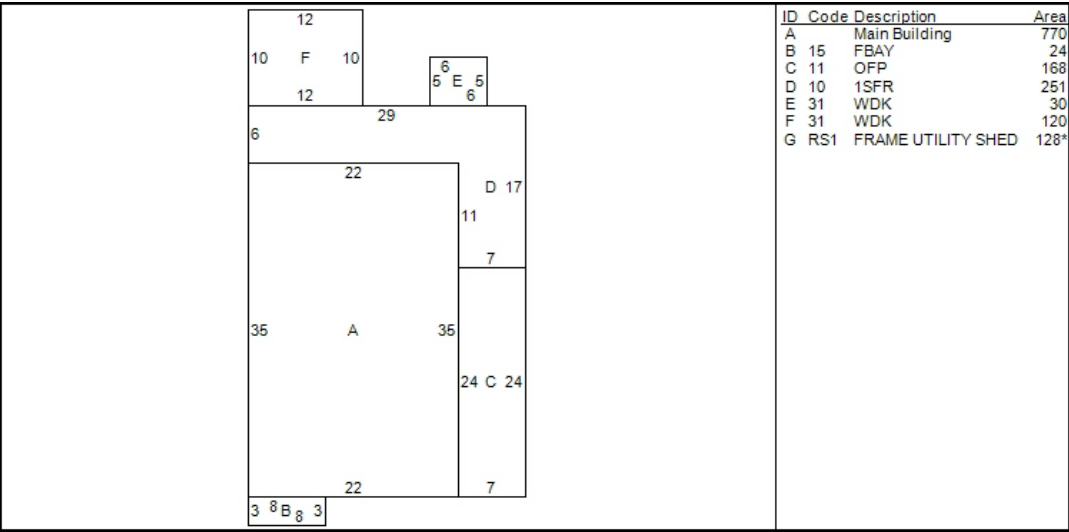
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
	<b>Unfinished Area</b>
	<b>Unheated Area</b>

Grade & Depreciation	
<b>Grade</b>	C
<b>Condition</b>	Good
<b>CDU</b>	GOOD
<b>Cost &amp; Design</b>	0
<b>% Complete</b>	
<b>Market Adj</b>	
<b>Functional</b>	
<b>Economic</b>	
<b>% Good Ovr</b>	

Dwelling Computations			
<b>Base Price</b>	274,407	<b>% Good</b>	67
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	17,166	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	307,000	<b>Additions</b>	16,160

<b>Ground Floor Area</b>	770	<b>Dwelling Value</b>	221,850
<b>Total Living Area</b>	1,623		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 16		128	1	2000	C	A	780

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

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		15			1,410	5			31		1,210
2		11			2,750						
3		10			10,450						
4		31			340						