


<b>Situs : 53 HILLCREST AV</b>		<b>Parcel ID: 100-045</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
<b>CURRENT OWNER</b>  ATHANASIA DIS IOANNIS KATHERINE A THANASIA DIS 53 HILLCREST AV BROCKTON MA 02301		<b>GENERAL INFORMATION</b>  Living Units 1 Neighborhood 60 Alternate ID 28 Vol / Pg 35024/264 District Zoning R1C Class Residential			
<b>Property Notes</b>  <div></div>					
					
100-045 03/16/2020					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,822		90,390
<div>Total Acres: .1566</div> <div>Spot: Location:</div>				

Entrance Information			
Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other
05/20/98	FT	Entry & Sign	Ow ner

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,400	90,400	0	86,900
Building	242,700	271,800	0	203,800
Total	333,100	362,200	0	290,700
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
Gross Building:				

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/12/09	51176	4,000	BLDG Pellet Stove	0
11/30/01	35871	15,000	BLDG 23 Rep Window s	100
05/27/97	27493	11,400	BLDG Ingrnd Pool	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/30/07	290,000	Land + Bldg	Valid Sale	35024/264		
07/01/91	139,550	Land + Bldg	Repossession			
12/01/88	167,900	Land + Bldg	Valid Sale			

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1920
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<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>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>		<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>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

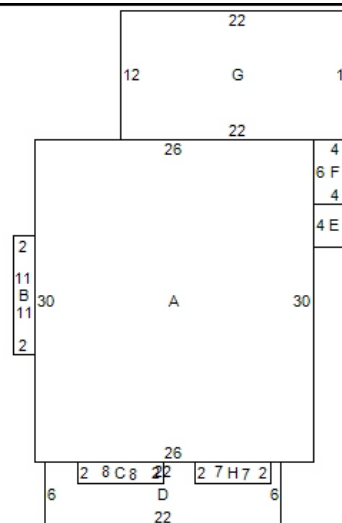
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	328,675	<b>% Good</b>	67
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,692	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	20,122	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	377,620	<b>Additions</b>	9,860
<b>Ground Floor Area</b>	780		
<b>Total Living Area</b>	1,846	<b>Dwelling Value</b>	262,870

**Building Notes**



ID	Code	Description	Area
A		Main Building	780
B	50/15	BSMT/FBAY	22
C	15	FBAY	16
D	11	OFF	132
E	11	OFF	16
F	31	WDK	24
G	31	WDK	264
H	15	FBAY	14
I	RP1	PLASTIC LINER POOL	684*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	684	684	1	1997	C	A	8,920

**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	15			1,740	5		31			270
2		15			1,210	6		31			2,880
3		11			2,350	7		15			1,140
4		11			270						