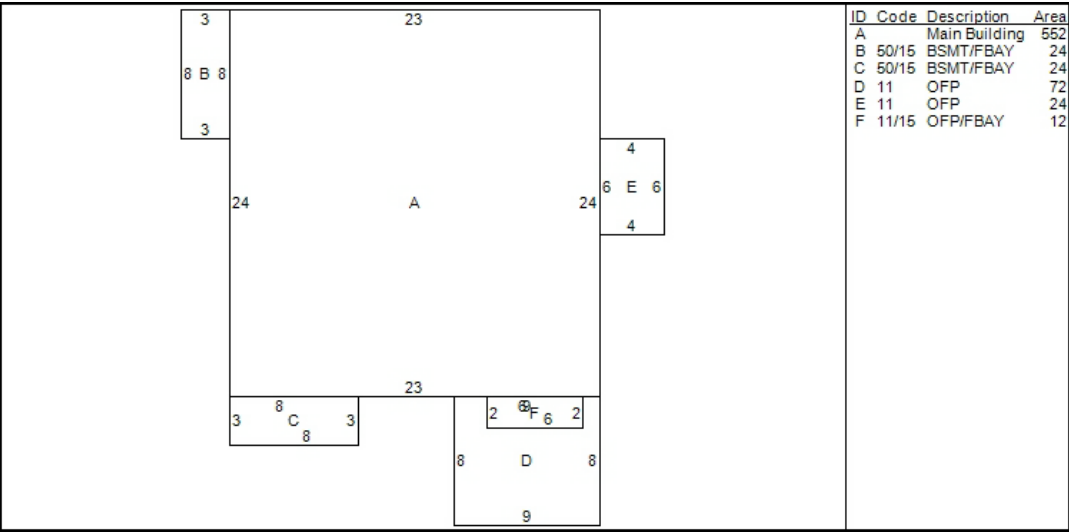


Situs : 52 HILLCREST AV		Parcel ID: 100-061		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SULLIVAN PHYLLIS LIFE ESTATE 52 HILLCREST AV BROCKTON MA 02301			Living Units 1 Neighborhood 60 Alternate ID 7 Vol / Pg 19213/61 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	8,015			92,120				
Total Acres: .184 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/11/20	GL	Field Review	Other						
06/15/01	BM	Estimated For Misc Reason	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		92,100	92,100	0	88,400				
Building		207,900	211,200	0	181,600				
Total		300,000	303,300	0	270,000				
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			
11/23/09	52529	4,500	BLDG	Handicap Ramp	0				
07/12/00	33073	7,860	BLDG	Strip & Reroof	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
12/28/00		Land + Bldg	Transfer Of Convenience	19213/62					
12/28/00		Land + Bldg	Transfer Of Convenience	19213/61					

Situs : 52 HILLCREST AV	Parcel Id: 100-061	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style Colonial	Year Built 1900		
Story height 2	Eff Year Built		
Attic Pt-Fin	Year Remodeled		
Exterior Walls Frame	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 Gas	Openings		
System Type Steam	Pre-Fab		
Room Detail			
Bedrooms 6	Full Baths 1		
Family Rooms	Half Baths		
Kitchens	Extra Fixtures 1		
Total Rooms 9			
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 Average	Functional		
CDU GOOD	Economic		
Cost & Design 0	% Good Ovr		
% Complete			
Dwelling Computations			
Base Price 270,174	% Good 67		
Plumbing 3,262	% Good Override		
Basement 15,365	Functional		
Heating 0	Economic		
Attic 16,541	% Complete		
Other Features 0	C&D Factor		
	Adj Factor 1		
Subtotal 305,340	Additions 6,570		
Ground Floor Area 552			
Total Living Area 1,330	Dwelling Value 211,150		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	Line #	Low	1st	2nd	3rd	Value
1	50	15			1,880	5		11	15		1,140
2	50	15			1,880						
3		11			1,270						
4		11			400						