

Situs : 56 HILLCREST AV		Parcel ID: 100-062		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BLAISE JULES A ROSE D BLAISE 56 HILLCREST AV BROCKTON MA 02301			Living Units 1 Neighborhood 60 Alternate ID 7-1 Vol / Pg 47711/203 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	652			620				
Total Acres: .2446 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		95,600	95,600	0	91,600				
Building		227,800	252,000	0	198,400				
Total		323,400	347,600	0	290,000				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
02/04/13	B57735	6,055	BLDG	Interior Rmodel		100			
08/16/02	37396	1,500	BLDG	15' A/G Pool		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/07/16	268,000	Land + Bldg	Valid Sale	47711/203	Quit Claim	BLAISE JULES A			
04/16/99		Land + Bldg	Transfer Of Convenience	17357/286					

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Dwelling Information

Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

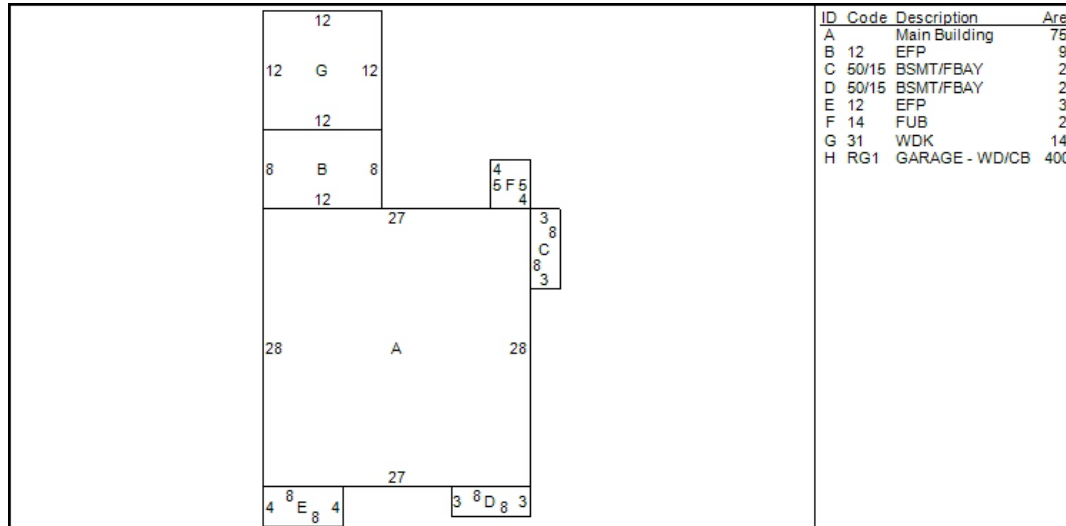
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	322,422	% Good	67
Plumbing		% Good Override	
Basement	18,336	Functional	
Heating	0	Economic	
Attic	7,896	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	348,650	Additions	8,450
Ground Floor Area	756		
Total Living Area	1,560	Dwelling Value	242,050

Building Notes

ID	Code	Description	Area
A	12	Main Building	756
B	12	EFP	96
C	50/15	BSMT/FBAY	24
D	50/15	BSMT/FBAY	24
E	12	EFP	32
F	14	FUB	20
G	31	WDK	144
H	RG1	GARAGE - WD/ICB	400*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	B	G	9,920

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		12			2,140	5		14			200
2	50	15			1,880	6		31			1,610
3	50	15			1,880						
4		12			740						