


Situs : 61 HUDSON ST		Parcel ID: 129-076		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER	GENERAL INFORMATION
GONZALEZ TOMAS YVETTE GONZALEZ 61 HUDSON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1 Vol / Pg 36998/15 District Zoning R1C Class Residential

Property Notes				
10X10 PLASTIC SHD				



129-076 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	6,979		5,090
<div style="display: flex; justify-content: space-between;"> <div>Total Acres: .3209 Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	83,500	83,500	0	77,200
Building	254,600	276,700	0	240,400
Total	338,100	360,200	0	317,600
Manual Override Reason <div style="display: flex; justify-content: space-between;"> <div> Value Flag MARKET APPROACH Gross Building: </div> <div> Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
09/22/04	FB	Field Review	Ow ner

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
09/23/14	B60825	6,000	BLDG	31 Solr Phls/Se	100
06/07/10	53360	3,000	BLDG	A/G Pool	0
08/19/03	40221	84,305	BLDG	44 X 26 R/R,Dk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/30/09	240,000	Land + Bldg	Valid Sale	36998/15		
04/02/04	296,000	Land Only	Valid Sale	27877/18		
09/18/03	65,500	Land Only	Outlier-Written Desc Needed	26557/232		

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Dwelling Information

Style	Raised Ranch	Year Built	2004
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	500	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens	1	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	

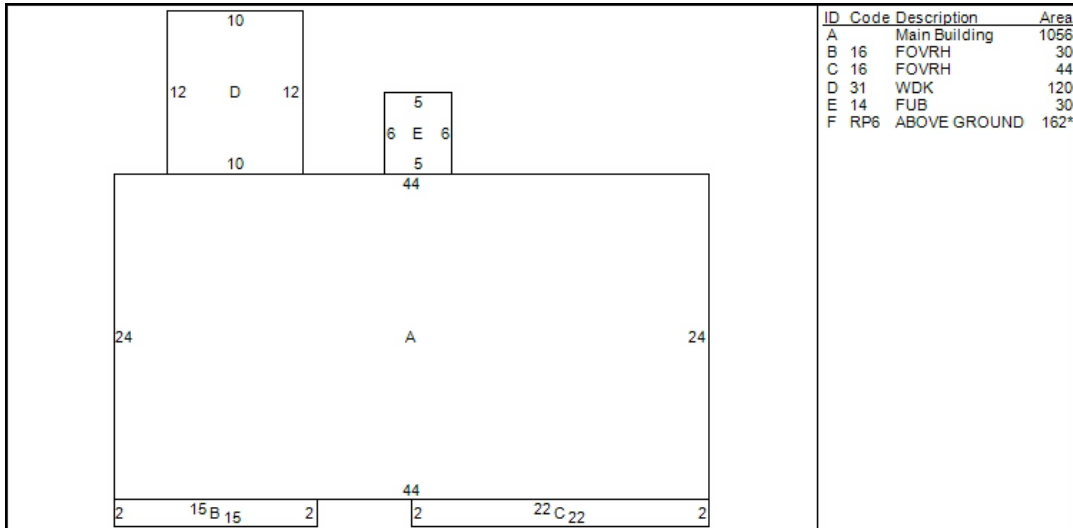
Grade & Depreciation

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

Dwelling Computations

Base Price	242,230	% Good	90
Plumbing		% Good Override	
Basement	22,730	Functional	
Heating	6,604	Economic	
Attic	0	% Complete	
Other Features	26,655	C&D Factor	
		Adj Factor	1
Subtotal	298,220	Additions	8,280
Ground Floor Area	1,056		
Total Living Area	1,630	Dwelling Value	276,680

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	162	162	1	2010	C	A	

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
1			16		2,610
2			16		3,420
3		31			1,800
4		14			450