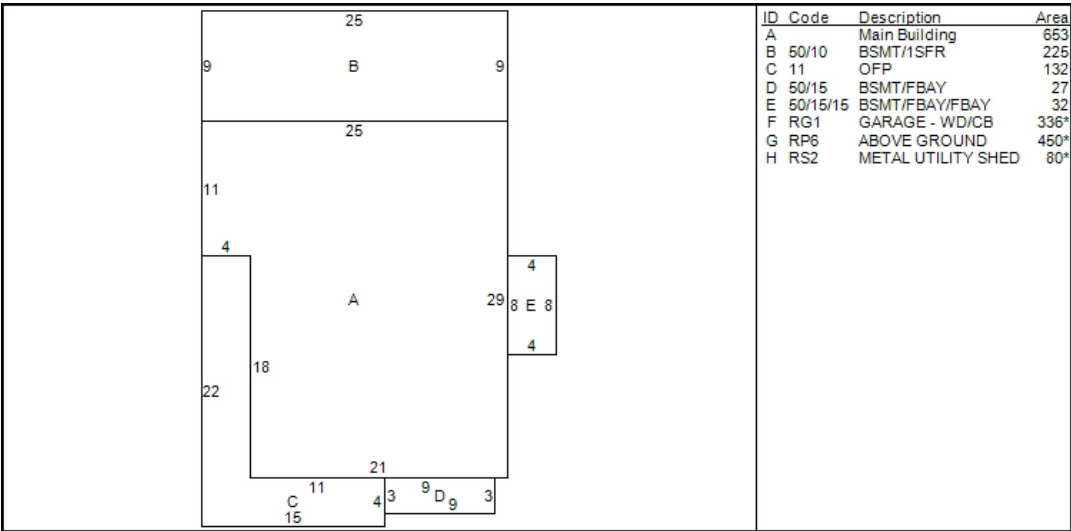


Situs : 55 HUDSON ST		Parcel ID: 129-077		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LACOUTURE PHILIP E DONA M LACOUTURE 55 HUDSON ST BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 2 Vol / Pg 14102/00221 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary		SF 7,000			78,400				
Residual		SF 6,991			5,100				
Total Acres: .3212 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/26/20	GL	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		83,500	83,500	0	77,200				
Building		238,000	283,000	0	194,800				
Total		321,500	366,500	0	272,000				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value		1/1/2020				
Gross Building:			Effective Date of Value		1/1/2020				
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
04/30/03	B39360	8,000	BLDG Win, Rf, Vr	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
14102/221									

Situs : 55 HUDSON ST	Parcel Id: 129-077	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Colonial Ne	Year Built	1906
Story height	1.5	Eff Year Built	1990
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	Excellent	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	269,160	% Good	82
Plumbing		% Good Override	
Basement	16,838	Functional	
Heating	7,338	Economic	
Attic	7,251	% Complete	
Other Features	3,689	C&D Factor	
		Adj Factor	1
Subtotal	304,280	Additions	25,990
Ground Floor Area	653		
Total Living Area	1,296	Dwelling Value	275,500

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	336	336	1	1925	C	G	7,150
Ag Pool	1 x	450	450	1	2000	C	A	
Metal Shed	10 x	8	80	1	1990	D	A	300

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	50	10			15,740	
2		11			2,870	
3	50	15			2,540	
4	50	15	15		4,840	