


Situs : 47 HUDSON ST		Parcel ID: 129-078	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER TRISCHITTA VICTOR C TRUSTEE SHELBY J TRISCHITTA TRUSTEE 47 HUDSON ST BROCKTON MA 02302		GENERAL INFORMATION Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 44745/93 District Zoning R1C Class Residential			
Property Notes <div style="height: 100px;"></div>					



129-078 03/22/2020

Land Information					Assessment Information					
Type		Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	7,000			78,400	Land	78,800	78,800	0	73,800
Residual	SF	490			360	Building	189,800	203,300	0	166,200
						Total	268,600	282,100	0	240,000
Total Acres: .1719 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 Value Flag MARKET APPROACH Gross Building:				

Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
08/26/20	GL	Field Review	Other	09/27/05	45105	4,000	BLDG Redo Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/17/14		Land + Bldg	Transfer Of Convenience	44745/93		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	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	Gas	Openings	
System Type	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms	1	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	

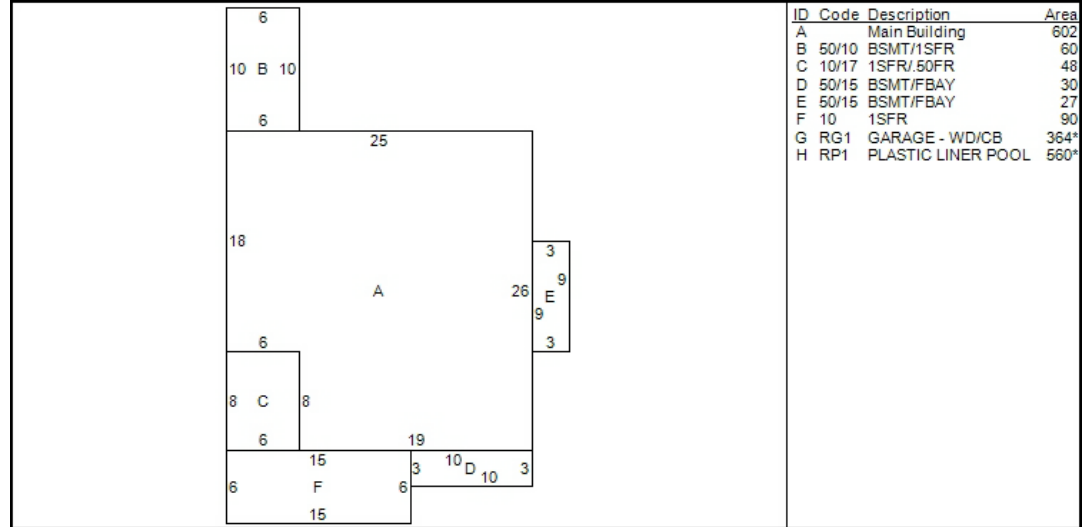
Grade & Depreciation

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

Dwelling Computations

Base Price	257,386	% Good	62
Plumbing	9,787	% Good Override	
Basement	16,102	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,689	C&D Factor	
		Adj Factor	1
Subtotal	286,960	Additions	14,750
Ground Floor Area	602		
Total Living Area	1,182	Dwelling Value	192,670

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	364	364	1	1925	C	F	5,000
Pool-Pllin	1 x	560	560	1	1984	C	A	5,620

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	10			3,350	5		10			4,030
2			10	17	3,530						
3	50	15			1,980						
4	50	15			1,860						