

Situs : 50 HUDSON ST	Parcel ID: 129-088	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COUGHLIN ROBERT J 50 HUDSON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 9A Vol / Pg 03802/00009 District Zoning R1C Class Residential

Property Notes
1/2 HOUSE HAS NEW WOOD SHINGLES 2016



129-088 03/22/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	5,053		3,690
Total Acres: .2767				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,100	82,100	0	76,200
Building	201,700	175,600	0	171,900
Total	283,800	257,700	0	248,100
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			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
11/25/14	DR	Unoccupied	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				3802/9	

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1960
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Brow n	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	346	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	Yes
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	196,470	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,219	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	17,079	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	222,770	<b>Additions</b>	5,850
<b>Ground Floor Area</b>	864		
<b>Total Living Area</b>	1,316	<b>Dwelling Value</b>	175,160
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>864</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>72</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>34</td> </tr> <tr> <td>D</td> <td>RS2</td> <td>METAL UTILITY SHED</td> <td>117</td> </tr> <tr> <td>E</td> <td>RP6</td> <td>ABOVE GROUND</td> <td>450</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	864	B	16	FOVRH	72	C	16	FOVRH	34	D	RS2	METAL UTILITY SHED	117	E	RP6	ABOVE GROUND	450
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E	RP6	ABOVE GROUND	450																						
Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Metal Shed	1 x	117	117	1	1983	D	A	430																	
Ag Pool	1 x	450	450	1	1990	C	F																		
Condominium / Mobile Home Information																									
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>																									
<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>																									
Addition Details																									
Line #	Low	1st	2nd	3rd	Value																				
1		16			3,800																				
2		16			2,050																				