

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 50 HUDSON ST

Parcel ID: 129-088

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER COUGHLIN ROBERT J

50 HUDSON ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 210 Alternate ID 9A

Vol / Pg 03802/00009

District

R1C Residential

Zoning Class

Property Notes

1/2 HOUSE HAS NEW WOOD SHINGLES 2016



129-088 03/22/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	5,053			3,690

Location:

Total Acres: .2767 Spot:

	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

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Inform	ation
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
Sales/Ownership history

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 3802/9



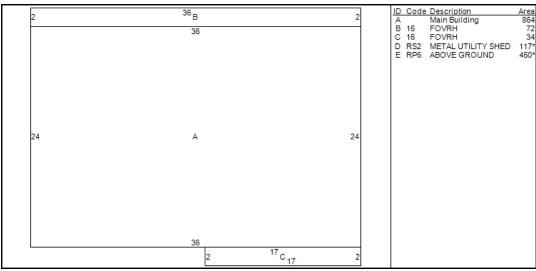
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Dwelling Information							
Style Story height Attic Exterior Walls Masonry Trim	1 None		Year Built Eff Year Built ar Remodeled Amenities	1960			
Color	Brow n		In-law Apt	No			
		Baseme	nt				
Basement FBLA Size Rec Rm Size	346	#	Car Bsmt Gar FBLA Type Rec Rm Type				
Heating	& Cooling		Fireplace	S			
Heat Type Fuel Type System Type	Basic Oil Warm Air		Stacks Openings Pre-Fab				
		Room De	tail				
Bedrooms Family Rooms Kitchens Total Rooms			Full Baths Half Baths Extra Fixtures	1			
Kitchen Type Kitchen Remod	No		Bath Type Bath Remod	Yes			
Adjustments							
Int vs Ext Cathedral Ceiling		_	nfinished Area Jnheated Area				
		Grade & Depre	eciation				
Grade Condition CDU Cost & Design % Complete	C Average AVERAGE 0		Market Adj Functional Economic % Good Ovr				
		Dwelling Comp	utations				
Base Price Plumbing Basement Heating Attic Other Features		9,219 0 0 17,079	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor	1			
Subtotal	2	222,770	Additions	5,850			
Ground Floor Area Total Living Area		864 1,316	Owelling Value	175,160			
	Building Notes						

Clas	ss: Single Family Residence	Card: 1 of 1	Prin	ited: Oc	ctober 28, 2020	
	2 ³⁶ B	2		A	Description Main Building	Area 864
	36			C 16 D RS2	FOVRH FOVRH METAL UTILITY SHED ABOVE GROUND	72 34 117 450



Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	117	117	1	1983	D	Α	430
Ag Pool	1 x	450	450	1	1990	С	F	

	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			3,800	
2		16			2,050	