

Situs : 60 HUDSON ST	Parcel ID: 129-089	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WILLIAMS TANETTA M DERRICK A WILLIAMS 60 HUDSON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 10 Vol / Pg 45863/180 District Zoning R1C Class Residential

Property Notes



129-089 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 8,325			6,080
Total Acres: .3518				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	84,500	84,500	0	77,900
Building	224,600	262,600	0	233,500
Total	309,100	347,100	0	311,400
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
04/18/06	BM	Not At Home	Other
05/24/02	BM	Not At Home	Other

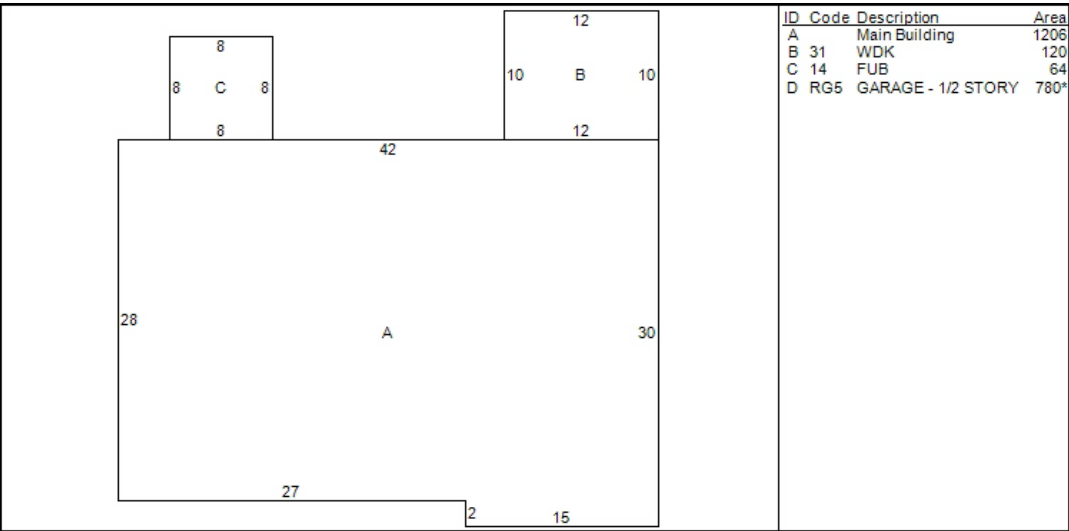
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/17/05	44048	30,000	BLDG 2 Car Garage	0
09/26/01	35446	87,000	BLDG Wind, Stairs, R	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
07/30/15	271,000	Land + Bldg	Valid Sale	45863/180	
01/27/94	50,000	Land + Bldg	Valid Sale	12616/313	
08/01/86	21,000	Land + Bldg	Changed After Asmt Date/B4 Sale		
12/01/83	5,685	Land + Bldg	Repossession		
Grantee WILLIAMS TANETTA M					

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Dwelling Information			
Style	Ranch	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	1 x 165		
Color	Natural	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	600	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	245,839	% Good	76
Plumbing		% Good Override	
Basement	23,069	Functional	
Heating	6,702	Economic	
Attic	0	% Complete	
Other Features	29,116	C&D Factor	
		Adj Factor	1
Subtotal	304,730	Additions	2,050
Ground Floor Area	1,206		
Total Living Area	1,206	Dwelling Value	233,640

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	780	780	1	2006	B	A	28,930

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		31			1,370	
2		14			680	