

Situs : 949 COURT ST	Parcel ID: 156-012	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOSEPH ERICKSON 949 COURT ST BROCKTON MA 02301	Living Units 1 Neighborhood 200 Alternate ID 162 Vol / Pg 38527/145 District Zoning R1C Class Residential
Property Notes	



156-012 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,326		92,570
Total Acres: .1911 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,600	92,600	0	88,800
Building	194,400	220,100	0	179,700
Total	287,000	312,700	0	268,500
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
08/24/20	CM	Field Review	Other

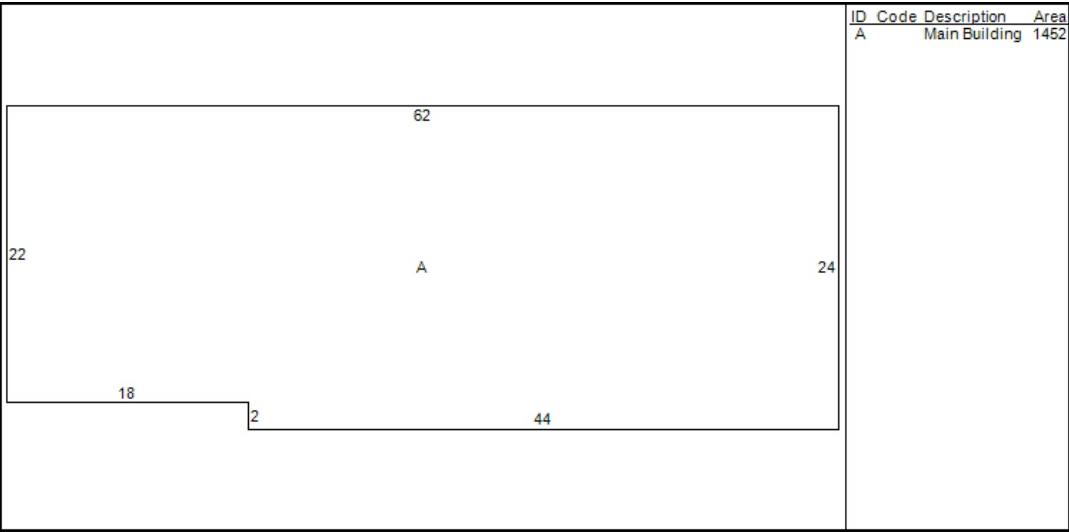
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/19/14	B60591	17,000	BLDG Strip/Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/17/10	167,500	Land + Bldg	Valid Sale	38527/145		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Pier/Slab	# 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	Oil	Openings	
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	281,173	% Good	76
Plumbing		% Good Override	
Basement	8,418	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	289,590	Additions	
Ground Floor Area	1,452		
Total Living Area	1,452	Dwelling Value	220,090

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	