


Situs : 79 NICHOLSON DR	Parcel ID: 159-062	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARTIN PAUL J JOAN M MARTIN 79 NICHOLSON DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 22 Vol / Pg 37277/194 District Zoning R1C Class Residential
Property Notes	



159-062 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	10,000		95,000
Residual	SF	2,500		2,380
Total Acres: .287 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,400	97,400	0	93,300
Building	177,700	178,500	0	167,000
Total	275,100	275,900	0	260,300
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
08/27/20	CM	Field Review	Other
06/07/18	CP	Field Review	Other

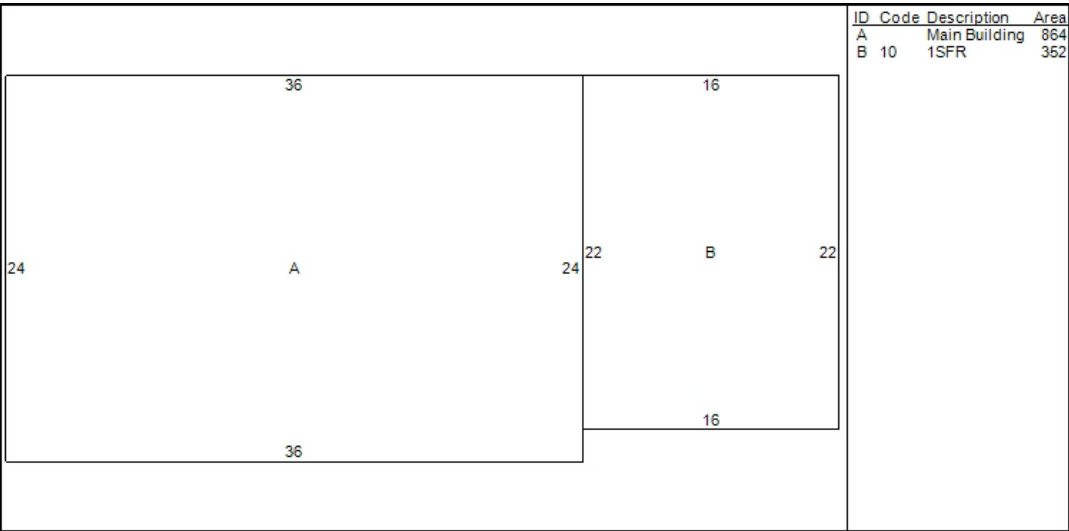
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/10/16	65851	29,000	SOLARPANLS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/29/09	220,000	Land + Bldg	Valid Sale	37277/194		
11/26/08	142,000	Land + Bldg	Valid Sale	36565/40		
01/24/08	147,764	Land + Bldg	Repossession	35529/178		
11/29/99	119,900	Land + Bldg	Valid Sale	18079/120		
12/01/93	77,900	Land + Bldg	Valid Sale			

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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	White	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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	1
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	5,356	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	211,120	Additions	18,090
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	178,540

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	
1		10			18,090	