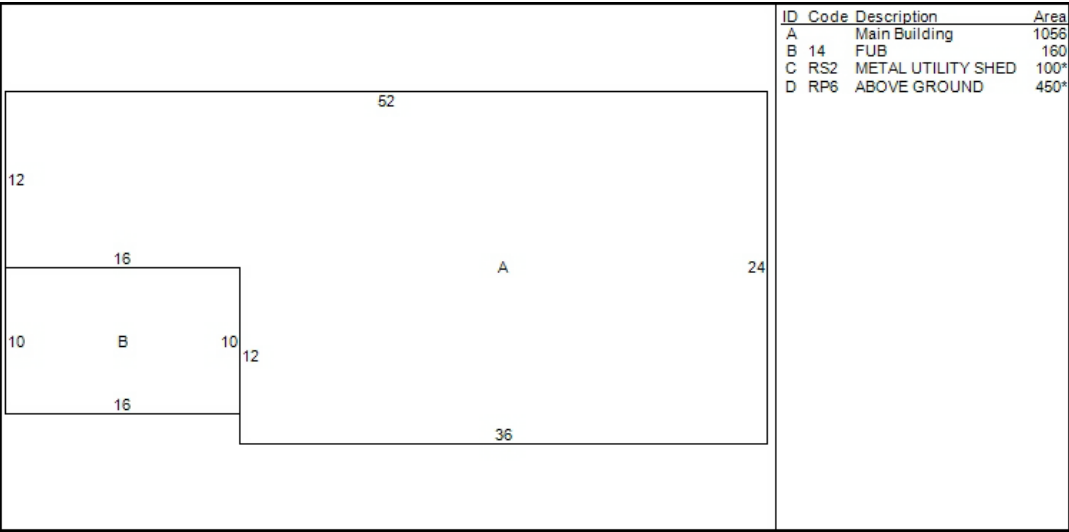


Situs : 71 NICHOLSON DR		Parcel ID: 159-063		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
RODRIQUEZ YADIRA 71 NICHOLSON DR BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 23 Vol / Pg 29985/086 District Zoning R1C Class Residential						
Property Notes									
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:
Entrance Information									
Date	ID	Entry Code	Source						
08/27/20	CM	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		97,400	97,400	0	93,300				
Building		183,600	192,200	0	173,800				
Total		281,000	289,600	0	267,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose				% Complete		
06/10/14	B60133	6,000	BLDG	28 Solar Panels			100		
07/19/13	B58550	13,530	BLDG	Strip/Reroof			100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/11/05	268,000	Land + Bldg	Valid Sale	29985/086					
09/01/90	112,000	Land + Bldg	Valid Sale						

<b>Situs : 71 NICHOLSON DR</b>	<b>Parcel Id: 159-063</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
--------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
<b>Style</b>	Ranch Slab	<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>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	1
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
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>	Good	<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>	224,287	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	6,715	<b>Functional</b>	
<b>Heating</b>	6,115	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	12,798	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	249,920	<b>Additions</b>	1,750
<b>Ground Floor Area</b>	1,056		
<b>Total Living Area</b>	1,056	<b>Dwelling Value</b>	191,690

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x 100		100	1	1980	C	A	490
Ag Pool	1 x 450		450	1	2000	C	A	

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		14			1,750	