

Situs : 25 NICHOLSON DR	Parcel ID: 159-069	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JEAN STANLEY ROSY PIERRE LOUIS 25 NICHOLSON DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 29 Vol / Pg 50333/81 District Zoning R1C Class Residential

Property Notes



159-069 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,375		94,090
Total Acres: .2152 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	94,100	94,100	0	90,200
Building	245,500	280,400	0	228,100
Total	339,600	374,500	0	318,300
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

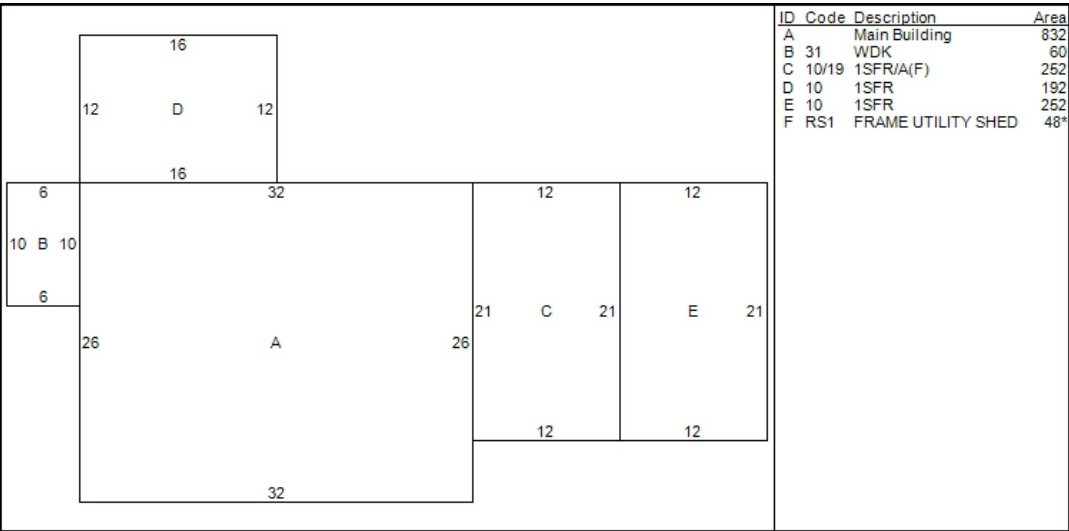
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/18	308,000	Land + Bldg	Valid Sale	50333/81 3942/470	Quit Claim	JEAN STANLEY

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Dwelling Information			
Style	Cape	Year Built	1960
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
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	287,940	% Good	76
Plumbing	6,041	% Good Override	
Basement	18,013	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	321,380	Additions	35,950
Ground Floor Area	832		
Total Living Area	2,278	Dwelling Value	280,200

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	1995	C	A	230

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			680	
2		10	19		14,210	
3		10			9,200	
4		10			11,860	