

Situs : 16 NICHOLSON DR	Parcel ID: 159-079	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BISHOP ROBERT W 16 NICHOLSON DR BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 1 Vol / Pg 05151/00338 District Zoning R1C Class Residential
Property Notes	



159-079 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 13,500			12,830
Total Acres: .5395				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	107,800	107,800	0	103,300
Building	185,600	206,800	0	178,100
Total	293,400	314,600	0	281,400
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
08/27/20	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
				5151/338		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Frame

x

White

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1958

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type

Fuel Type

System Type

Basic

Oil

Warm Air

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

6

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

210,504

19,753

0

0

9,382

239,640

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

15,660

Ground Floor Area

Total Living Area

Dwelling Value

960

1,296

197,790

Building Notes

40

24

40

14

24

14

ID

Code

Description

Area

A

10

RP1

RS1

Main Building

1SFR

PLASTIC LINER POOL

FRAME UTILITY SHED

960

336

800*

48*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Pool-Plln

1 x 800

800

1

1973

C

G

8,840

Frame Shed

6 x 8

48

1

1973

C

A

180

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

15,660