

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 16 NICHOLSON DR

Parcel ID: 159-079

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER BISHOP ROBERT W

16 NICHOLSON DR

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1

Neighborhood 200 Alternate ID 1

Vol / Pg 05151/00338

District

Zoning Class R1C Residential

Property Notes



159-079 03/16/2020

Value Flag MARKET APPROACH

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	13,500			12,830

Total Acres: .5395 Spot:

Location:

	Assessment Info	rmation		
	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

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/27/20	CM	Field Review	Other

		Permit Information		
Date Issued Number	Price	Purpose	% Comp	lete

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 5151/338



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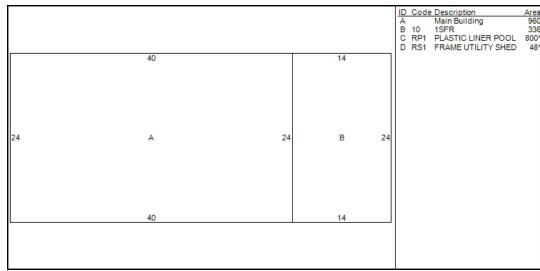
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BROCKTON

Dwelling Information Style Ranch Year Built 1958 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt 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 **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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 210,504 Base Price % Good 76 **Plumbing** % Good Override 19,753 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor Other Features** Adj Factor 1 239,640 Additions 15,660 Subtotal 960 **Ground Floor Area Total Living Area** 1,296 Dwelling Value 197,790 **Building Notes**

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		II	Code Description	Are
			Main Building	96



		Outbuilding	Data				
Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
1 x	800	800	1	1973	С	G	8,840
6 x	8	48	1	1973	С	Α	180
	1 x		Size 1 Size 2 Area 1 x 800 800	1 x 800 800 1	Size 1 Size 2 Area Qty Yr Blt 1 x 800 800 1 1973	Size 1 Size 2 Area Qty Yr Blt Grade 1 x 800 800 1 1973 C	Size 1 Size 2 Area Qty Yr Blt Grade Condition 1 x 800 800 1 1973 C G

Con	dominium / 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				