

Situs : 58 NICHOLSON DR

Parcel ID: 159-084

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

HILL BRANDON E  
58 NICHOLSON DR  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units 1  
Neighborhood 200  
Alternate ID 6A  
Vol / Pg 43237/271  
District  
Zoning R1C  
Class Residential

## Property Notes

06/2013 MLS SHORT



159-084 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 6,860			6,520

Total Acres: .3871  
Spot:

Location:

## Assessment Information

	Appraised	Cost	Income	Prior
Land	101,500	101,500	0	97,200
Building	172,200	207,100	0	163,000
Total	273,700	308,600	0	260,200

## Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

## Entrance Information

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

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/22/20	135	2,000	REMODEL	
08/19/09	52067	7,000	BLDG Redo Bathroom	0

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/13	180,000	Land + Bldg	Valid Sale	43237/271		HILL BRANDON E
05/19/05	330,000	Land + Bldg	Valid Sale	30554/119		
12/13/02	212,000	Land + Bldg	Valid Sale	23681/210		
05/01/02	175,000	Land + Bldg	Sold Twice In Same Year	22015/2		
05/12/00	132,000	Land + Bldg	Valid Sale	18515/206		
05/27/99	119,900	Land + Bldg	Valid Sale	17500/177		

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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>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<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>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<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>	Average	<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>	6,041	<b>% Good Override</b>	
<b>Basement</b>	6,715	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	237,040	<b>Additions</b>	26,980
<b>Ground Floor Area</b>	1,056		
<b>Total Living Area</b>	1,632	<b>Dwelling Value</b>	207,130
Building Notes			

								<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1056</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>504</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>72</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	1056	B	10	1SFR	504	C	10	1SFR	72
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A		Main Building	1056																					
B	10	1SFR	504																					
C	10	1SFR	72																					
Outbuilding Data																								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																
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		10			23,180																			
2		10			3,800																			