

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

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**

43237/271

Living Units 1 Neighborhood 200 Alternate ID 6A

Vol / Pg District

Zoning Class

R1C Residential

Property Notes

06/2013 MLS SHORT



159-084 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	6,860			6,520

Total Acres: .3871 Spot:

Location:

	Assessment Info	rmation		
	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

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

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

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

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



2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

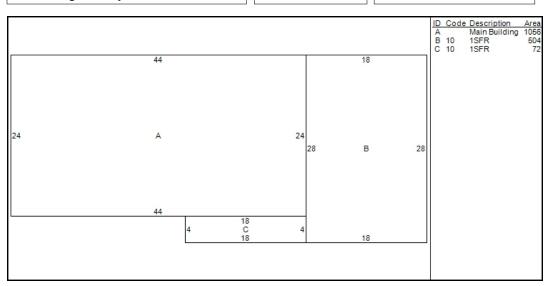
Situs: 58 NICHOLSON DR Parcel Id: 159-084 **Dwelling Information** Style Ranch Slab Year Built 1960 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Oil Openings System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths 1 **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 Average **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 224,287 Base Price % Good 76 6,041 **Plumbing** % Good Override 6,715 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 237,040 Additions 26,980 Subtotal 1,056 **Ground Floor Area Total Living Area** 1,632 Dwelling Value 207,130

Building Notes

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020



		Out	building	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

	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			23,180			
2		10			3,800			