


Situs : 762 COURT ST		Parcel ID: 159-461		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DAABOUL MOUSSA I & PAULA A SABA DAABOUL 762 COURT ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 78 Vol / Pg 15676/57 District Zoning R1C Class Residential						
Property Notes									
									
159-461 03/18/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 530			500
Total Acres: .2418				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,500	95,500	0	91,500
Building	179,300	175,000	0	163,600
Total	274,800	270,500	0	255,100
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
08/31/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/06/19	1618	3,000	REMODEL	
08/16/18	69854	3,212	INS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/25/97		Land + Bldg	Transfer Of Convenience	15676		
08/01/96	85,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Ranch Slab	Year Built	1957
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	Pier/Slab	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces
Heat Type	Central Ac	Stacks
Fuel Type	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

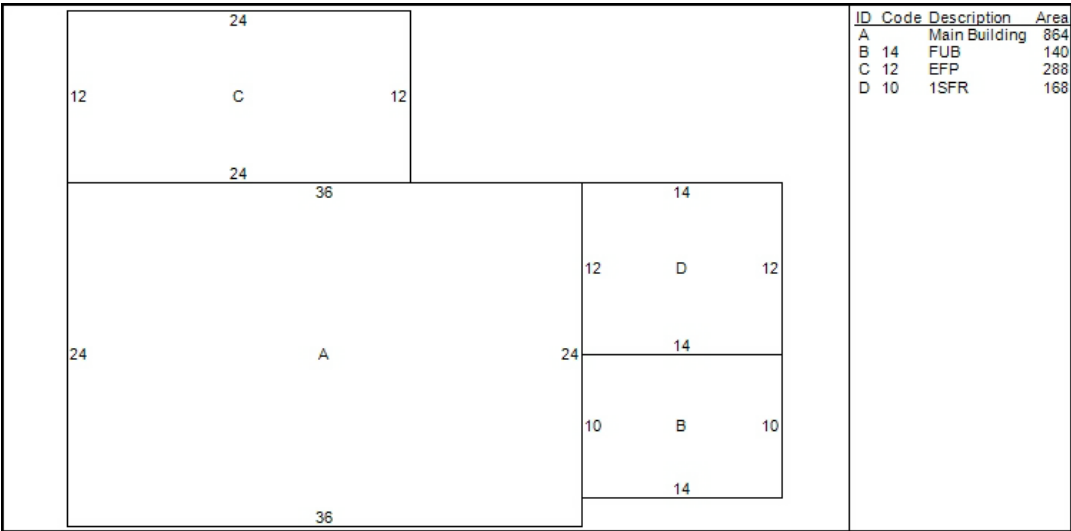
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	5,356	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	207,710	Additions	17,180

Ground Floor Area	864		
Total Living Area	1,032	Dwelling Value	175,040

Building Notes	



Outbuilding Data								
Type	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		14			1,520	
2		12			6,690	
3		10			8,970	