

2021 RESIDENTIAL PROPERTY RECORD CARD

**BROCKTON** 

Situs: 155 COE RD

Parcel ID: 173-109

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** 

MAGARARU ALEJANDRO M & EDITHA M MAGARARU 155 COE ROAD BROCKTON MA 02302

**GENERAL INFORMATION** 

04108/00473

Living Units 1 Neighborhood 200 Alternate ID 29

Vol / Pg District

Zoning Class

R1C Residential

**Property Notes** 



173-109 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	800			760

Total Acres: .248

Spot:

Location:

Assessment Information										
	Appraised		Income	Prior						
Land	95,800	95,800	0	91,700						
Building	253,400	285,400	0	252,900						
Total	349,200	381,200	0	344,600						

Manual Override Reason

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

Value Flag MARKET APPROACH **Gross Building:** 

		<b>Entrance Information</b>

Date ID **Entry Code** Source Other 09/03/20 CM Field Review

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

## Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 4108/473



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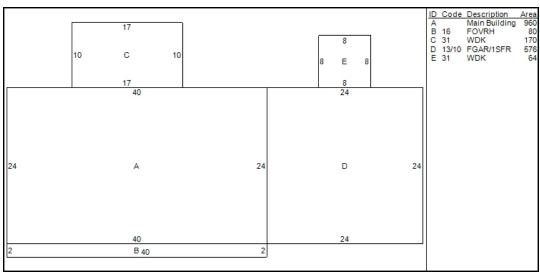
## BROCKTON

**Dwelling Information** Style Raised Ranch Year Built 1970 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks 1 Fuel Type Gas Openings 1 System Type Warm Air Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms 1 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** 227,344 Base Price % Good 76 9,787 **Plumbing** % Good Override 21,333 Basement **Functional** 6,198 Heating Economic 0 Attic % Complete 52,781 **C&D Factor** Other Features Adi Factor 1 317,440 Additions 44,160 Subtotal 960 **Ground Floor Area Total Living Area** 2,416 Dwelling Value 285,410 **Building Notes** 

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

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		16			4,790				
2		31			2,130				
3		13	10		36,400				
4			31		840				