

Situs : 155 COE RD	Parcel ID: 173-109	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MAGARARU ALEJANDRO M & EDITHA M MAGARARU 155 COE ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 29 Vol / Pg 04108/00473 District Zoning R1C Class Residential
Property Notes	



173-109 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 800			760
Total Acres: .248				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	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:				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4108/473		

Situs : 155 COERD

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Raised Ranch

1

None

Al/Vinyl

x

Natural

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1970

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

800

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Central Ac

Gas

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

1

6

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

2

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C+

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

227,344

9,787

21,333

6,198

0

52,781

317,440

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

44,160

Ground Floor Area

960

Total Living Area

2,416

Dwelling Value

285,410

Building Notes

17

10

C

10

17

40

24

A

24

40

2

B

40

2

8

8

E

8

8

24

D

24

24

ID Code Description Area

A Main Building 960

B 16 FOVRH 80

C 31 WDK 170

D 13/10 FGAR/1SFR 576

E 31 WDK 64

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

16

4,790

2

31

2,130

3

13

10

36,400

4

31

840