

Situs : 147 COE RD	Parcel ID: 173-110	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PEARLIE G INVESTMENTS LLC C/O HANDY F MOROSE 147 COE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 30 Vol / Pg 50363/178 District Zoning R1C Class Residential

Property Notes



173-110 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,400			1,330
Total Acres: .2617				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,300	96,300	0	92,300
Building	217,000	225,400	0	206,800
Total	313,300	321,700	0	299,100
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
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
10/02/18	244,000	Land + Bldg	Repossession	50363/178 3612/35	Foreclosure	PEARLIE G INVESTMENTS LLC

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Dwelling Information			
Style	Raised Ranch	Year Built	1970
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	Full	# Car Bsm t Gar	2
FBLA Size	700	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

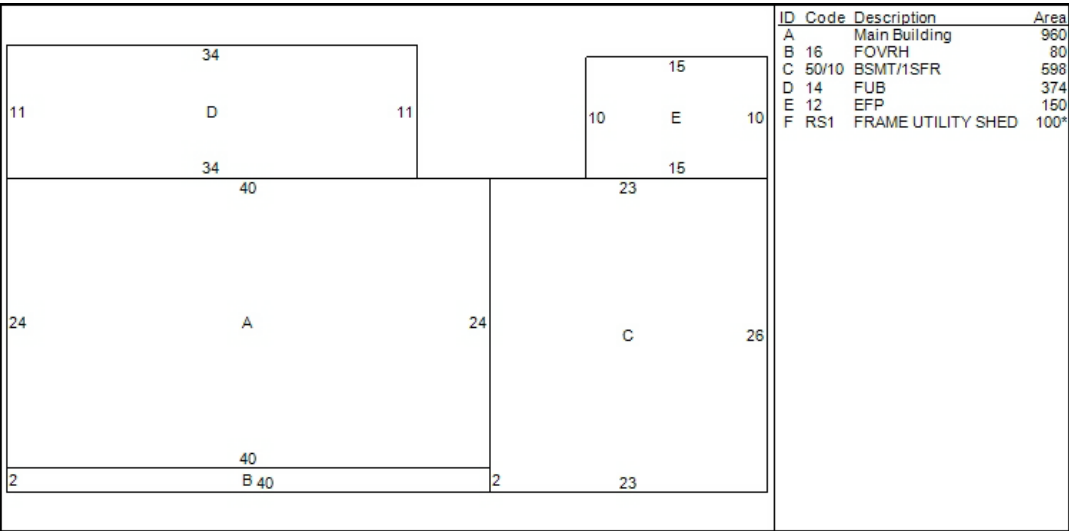
Adjustments			
Int vs Ext	Same	Unfinished Area	813
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	227,344	% Good	76
Plumbing	9,787	% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	-24,133	C&D Factor	
		Adj Factor	1
Subtotal	234,330	Additions	47,030

Ground Floor Area	960	Dwelling Value	225,120
Total Living Area	2,338		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1983	D	A	280

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			4,480	
2	50	10			34,350	
3	14				4,480	
4		12			3,720	