

Situs : 139 COE RD		Parcel ID: 173-111		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MAKONNEN A Y A LEW & MELAT BEKELE 139 COE RD BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 31 Vol / Pg 09968/00240 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	1,000			950				
Total Acres: .2526 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
09/03/20	CM	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		96,000	96,000	0	91,900				
Building		236,900	258,100	0	239,700				
Total		332,900	354,100	0	331,600				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
11/24/97	28321	2,000	BLDG	Lyovr Rf/Rep Sd		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
9968/240									

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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	Tan	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	800	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	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	249,537	% Good	76
Plumbing		% Good Override	
Basement	23,416	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	52,781	C&D Factor	
		Adj Factor	1
Subtotal	325,730	Additions	10,560
Ground Floor Area	1,104		
Total Living Area	2,096	Dwelling Value	258,110

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		16			5,090	
2		10			5,470	