

Situs : 131 COE RD	Parcel ID: 173-112	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AYLWARD STEPHANIE TYLER AYLWARD 131 COE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 32 Vol / Pg 48809/96 District Zoning R1C Class Residential
Property Notes	



173-112 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,200			1,140
Total Acres: .2571				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,100	96,100	0	92,100
Building	208,700	221,500	0	205,200
Total	304,800	317,600	0	297,300
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
05/09/11	54782	3,000	BLDG Replace Deck	0
12/11/02	38118	11,000	BLDG Vinyl Side, Trim	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/17/17	255,000	Land + Bldg	Valid Sale	48809/96	Quit Claim	AYLWARD STEPHANIE
06/30/99	130,000	Land + Bldg	Valid Sale	17617/123		
01/01/86	115,000	Land + Bldg				

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Dwelling Information			
Style	F To B Splt	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	400	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	1
Family Rooms		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			
Base Price	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	243,400	Additions	36,490
Ground Floor Area	884		
Total Living Area	1,852	Dwelling Value	221,470
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>68</td> </tr> <tr> <td>D</td> <td>13/28</td> <td>FGAR/75FR</td> <td>576</td> </tr> <tr> <td>E</td> <td>31</td> <td>WDK</td> <td>32</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	884	B	16	FOVRH	68	C	16	FOVRH	68	D	13/28	FGAR/75FR	576	E	31	WDK	32
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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			3,880																					
2		16			3,880																					
3		13	28		28,350																					
4		31			380																					