

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 131 COE RD

Parcel ID: 173-112

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER AYLWARD STEPHANIE

TYLER AYLWARD

131 COE RD

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 32 Vol / Pg 48809/96

District

R1C

Zoning Class Residential

Property Notes



173-112 03/16/2020

| | | | Land Information | | |
|----------|----|--------|-------------------|-------------|--------|
| Туре | | 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

Grantee

AYLWARD STEPHANIE

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

Value Flag MARKET APPROACH Gross Building:

Deed Reference Deed Type

Quit Claim

48809/96

17617/123

| Enti | ance | Inform | ation |
|------|------|--------|-------|

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

| | | Permit Infor | mation | |
|---------------|-------------|--------------|-----------------|------------|
| Date Issued N | umber Price | Purpose | | % Complete |
| 05/09/11 54 | 4782 3,000 |) BLDG | Replace Deck | 0 |
| 12/11/02 38 | 8118 11,000 |) BLDG | Vinyl Side,Trim | 100 |

Sales/Ownership History

| Transfer Date | Price ' | Гуре | Validity |
|---------------|-----------|-------------|------------|
| 08/17/17 | 255,000 I | _and + Bldg | Valid Sale |
| 06/30/99 | 130,000 I | _and + Bldg | Valid Sale |
| 01/01/86 | 115,000 I | _and + Bldg | |



RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

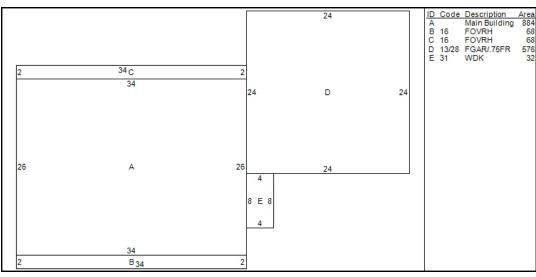
Situs: 131 COERD Parcel Id: 173-112 **Dwelling Information** Style F To B Splt Year Built 1970 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Part # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm 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 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** 199,478 Base Price % Good 76 **Plumbing** % Good Override 9,360 Basement **Functional** 5,438 Heating Economic 0 Attic % Complete 29,126 **C&D Factor** Other Features Adi Factor 1 243,400 Additions 36,490 Subtotal 884 **Ground Floor Area Total Living Area** 1,852 Dwelling Value 221,470

Building Notes

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| | | C | Outbuilding Dat | ta | |
|------|--------|--------|-----------------|-----------------------|---------|
| Туре | Size 1 | Size 2 | Area Qty | Yr Blt Grade Conditio | n Value |
| | | | - | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
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| | | | | | |
| | | | | | |

| Condor | ninium / Mobile Home Information |
|---|---|
| Complex Name Condo Model | |
| Unit Number Unit Level Unit Parking Model (MH) | Unit Location Unit View Model Make (MH) |

| | | | | | Addition | n Details |
|--------|-----|-----|-----|-----|----------|-----------|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| 1 | | 16 | | | 3,880 | |
| 2 | | 16 | | | 3,880 | |
| 3 | | 13 | 28 | | 28,350 | |
| 4 | | 31 | | | 380 | |
| | | | | | | |