
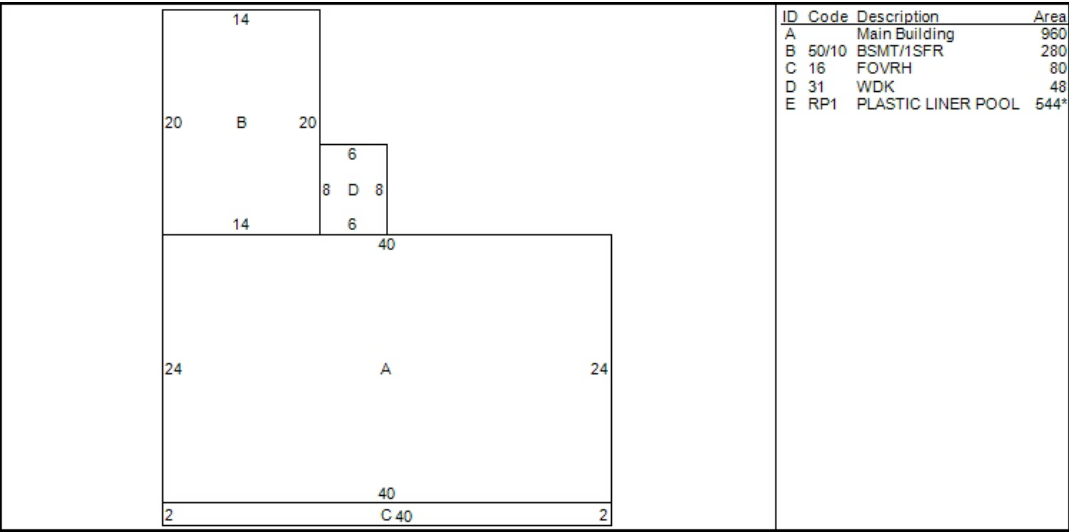


Situs : 131 UPTON ST		Parcel ID: 173-115		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HURD NA DERA 131 UPTON ST BROCKTON MA 02302			Living Units 1 Neighborhood 200 Alternate ID 35 COE Vol / Pg 30065/172 District Zoning R1C Class Residential						
Property Notes									
<div><p>173-115 03/16/2020</p></div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	10,000			95,000				
Residual	SF	250			240				
Total Acres: .2353 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		95,200	95,200	0	91,200				
Building		265,100	286,300	0	243,200				
Total		360,300	381,500	0	334,400				
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					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
02/28/05	329,900	Land + Bldg	Valid Sale	30065/172					
12/26/00		Land + Bldg	Transfer Of Convenience	19203/327					
11/30/00	195,500	Land + Bldg	Valid Sale	19114/255					

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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	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
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	4	Full Baths	2
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	227,344	% Good	84
Plumbing	9,787	% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	47,450	C&D Factor	
		Adj Factor	1
Subtotal	305,910	Additions	23,860
Ground Floor Area	960		
Total Living Area	2,020	Dwelling Value	280,820

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	544	544	1	1987	C	A	5,520

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	50	10			18,230	
2		16			4,960	
3		31			670	