

<b>Situs : 120 COE RD</b>	<b>Parcel ID: 173-300</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
COREN EDDIE JR ROSS CHANDIZE 120 COE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2 Vol / Pg 50894/252 District Zoning R1C Class Residential

Property Notes



173-300 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 3,000			2,850
Total Acres: .2985				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
Land		97,900	97,900	0	93,700
Building		199,400	191,800	0	189,000
Total		297,300	289,700	0	282,700
Manual Override Reason					
		Base Date of Value		1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020	
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
06/03/98	FB	Not At Home	Other

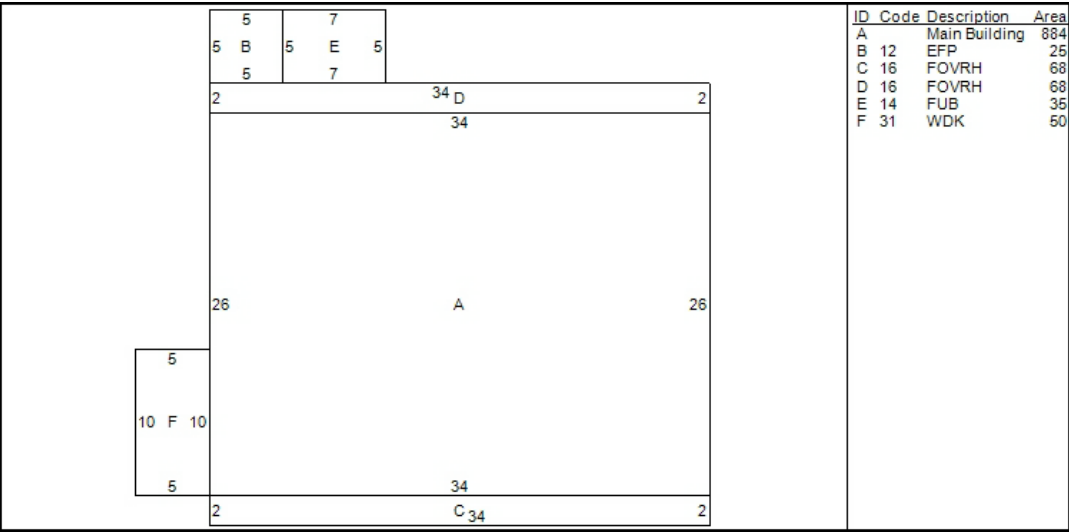
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/09/20	1620	5,370	REMODEL	
10/10/97	28127	9,200	BLDG Siding, Wndw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/13/19	311,000	Land + Bldg	Valid Sale	50894/252	Quit Claim	COREN EDDIE JR
01/27/12		Land + Bldg	Transfer Of Convenience	40907/42		
01/12/09	195,000	Land + Bldg	Family Sale	36677/240		
11/16/06	350,000	Land + Bldg	Outlier-Written Desc Needed	33688/050		
10/28/05	277,000	Land + Bldg	Valid Sale	31627/202		
07/15/03	229,000	Land + Bldg	Valid Sale	25788/239		

<b>Situs : 120 COERD</b>	<b>Parcel Id: 173-300</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
--------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1970
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Yellow	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	400	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Electric	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>			
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	199,478	<b>% Good</b>	76
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	5,438	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	19,744	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	240,060	<b>Additions</b>	9,360
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,420	<b>Dwelling Value</b>	191,810

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		12			610	5		31			610	
2		16			3,880							
3		16			3,880							
4		14			380							