

Situs : 136 COE RD	Parcel ID: 173-302	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OBRIEN THOMAS J 136 COE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 4 Vol / Pg 44223/280 District Zoning R1C Class Residential
Property Notes	



173-302 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,450			2,330
Total Acres: .2858				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	97,300	97,300	0	93,200
Building	227,700	230,700	0	219,000
Total	325,000	328,000	0	312,200
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
09/04/20	CM	Field Review	Other

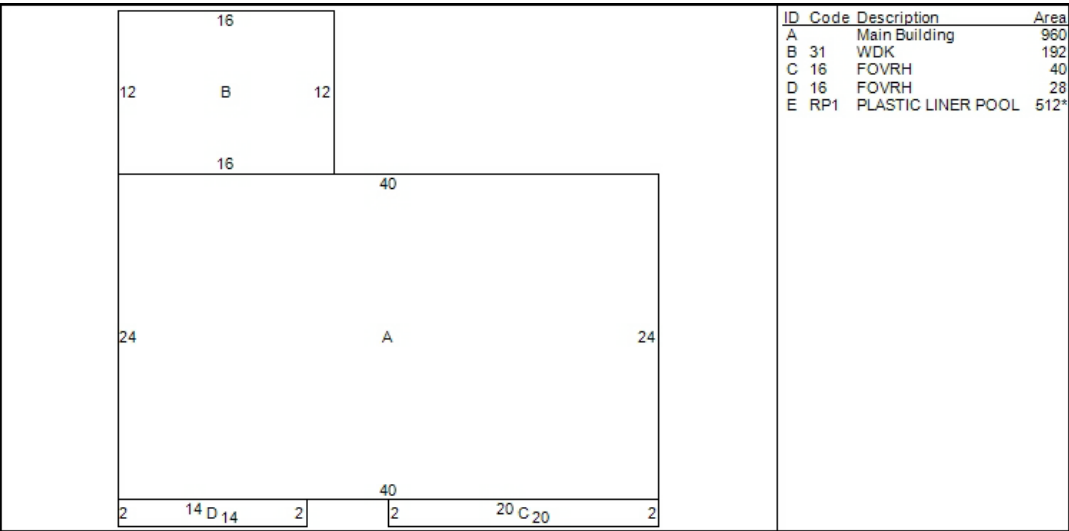
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/01/18	125,000	Land + Bldg	Court Order/Decree	49550/194	Quit Claim	OBRIEN THOMAS J
04/11/14		Land + Bldg	Transfer Of Convenience	44223/280	Foreclosure	
02/21/06		Land + Bldg	Transfer Of Convenience	32238/241		
12/11/01		Land + Bldg	Transfer Of Convenience	21099/255		
03/04/94		Land + Bldg		12704/00234		

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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	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	480	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	227,344	% Good	76
Plumbing	6,525	% Good Override	
Basement	21,333	Functional	
Heating	6,198	Economic	
Attic	0	% Complete	
Other Features	25,589	C&D Factor	
		Adj Factor	1
Subtotal	286,990	Additions	7,220
Ground Floor Area	960		
Total Living Area	1,508	Dwelling Value	225,330

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x	512	512	1	1984	C	A	5,330

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		31			2,430	
2		16			2,740	
3		16			2,050	