

Situs : 144 COE RD

Parcel ID: 173-303

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

JOSEPH JACKY
CARMELLE JEAN
144 COE RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	200
Alternate ID	5
Vol / Pg	46065/122
District	
Zoning	R1C
Class	Residential

Property Notes



173-303 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			95,000
Residual	SF	2,000			1,900

Total Acres: .2755
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	96,900	96,900	0	92,800
Building	218,500	223,900	0	215,300
Total	315,400	320,800	0	308,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/08/19	BP-19-339	26,000	SOLAR PANELS	
08/23/99	31291	7,250	BLDG V Side, Trim &	100

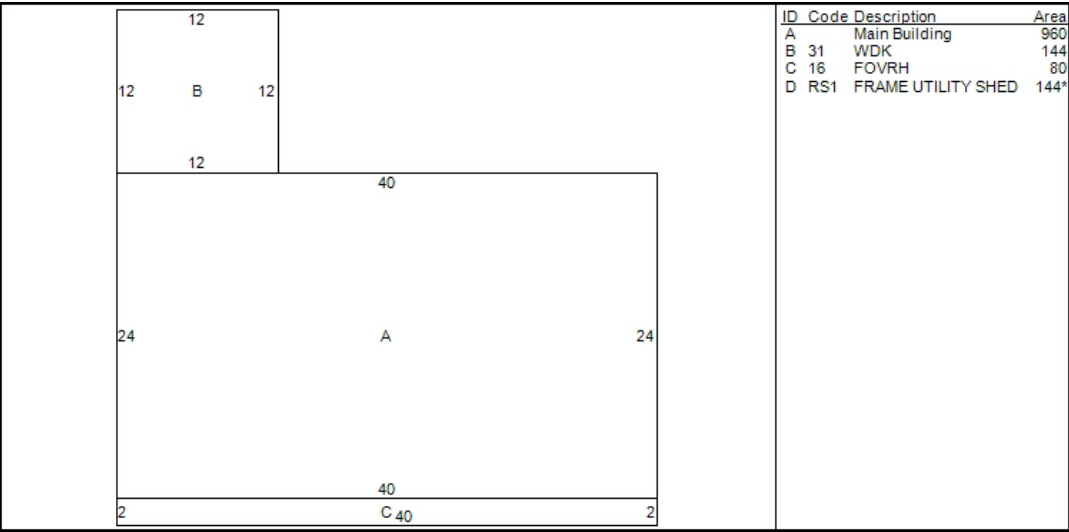
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/21/15	250,000	Land + Bldg	Valid Sale	46065/122		JOSEPH JACKY
06/22/15		Land + Bldg	Transfer Of Convenience	45694/39		SPERRAZZA CAROL A
01/29/15		Land + Bldg	Transfer Of Convenience	45181/105		SPERRAZZA CAROL A LE
09/23/08	1	Land + Bldg	Family Sale	36379/139		

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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	Yellow	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	Basic	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	5		
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	227,344	% Good	76
Plumbing		% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	35,722	C&D Factor	
		Adj Factor	1
Subtotal	284,400	Additions	6,300
Ground Floor Area	960		
Total Living Area	1,520	Dwelling Value	222,440

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 12		144	1	2008	C	A	1,410

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			1,820	
2		16			4,480	