

<b>Situs : 152 COE RD</b>	<b>Parcel ID: 173-304</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LOUIS ALLRICH JEAN MOSENIGUE PIERRE 152 COE RD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg 33835/228 District Zoning R1C Class Residential

Property Notes



173-304 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,750			1,660
Total Acres: .2698				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,700	96,700	0	92,600
Building	230,400	234,700	0	222,200
Total	327,100	331,400	0	314,800
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
03/28/02	36383	9,500	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/06	305,000	Land + Bldg	Court Order/Decree	33835/228		
06/18/03		Land + Bldg	Transfer Of Convenience	25476/350		
11/25/97		Land + Bldg	Transfer Of Convenience	15677/54		

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### Dwelling Information

<b>Style</b>	Raised Ranch	<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

Basement	Full	# Car	Bsmt 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		
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	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	11,100
Ground Floor Area	960		
Total Living Area	1,508	Dwelling Value	229,210

## Building Notes



## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plin	1 x	544	544	1	1986	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	Line #	Low	1st	2nd	3rd	Value
1		12			610	5		16			2,050
2	14	12			2,960						
3		16			2,740						
4		31			2,740						