

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 152 COE RD

Parcel ID: 173-304

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER LOUIS ALLRICH JEAN

MOSENIGUE PIERRE

152 COE RD

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 200 Alternate ID 6

Vol / Pg 33835/228

District Zoning Class

Property Notes

R1C Residential

173-304 03/16/2020

			Land Information		
Туре		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:

			Permit Inf	ormation	
			I CHILICIIII	Offication	
Date Issued	Number	Price	Purpose		% Complete
03/28/02	36383	9.500	BI DG	Vinyl Siding	100

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

	Sales/Ownership History

Transfer Date Price Type 305,000 Land + Bldg 12/15/06 Land + Bldg 06/18/03 11/25/97 Land + Bldg

Validity Court Order/Decree Transfer Of Convenience Transfer Of Convenience Deed Reference Deed Type 33835/228 25476/350 15677/54

Grantee



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2021

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Situs: 152 COE RD Parcel Id: 173-304 **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 Bsmt Gar FBLA Size **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** 227,344 Base Price % Good 76 6,525 **Plumbing** % Good Override 21,333 Basement **Functional** 6,198 Heating Economic 0 Attic % Complete 25,589 **C&D Factor** Other Features Adi Factor 1 286.990 Additions 11,100 Subtotal

960

Building Notes

Dwelling Value 229,210

1,508

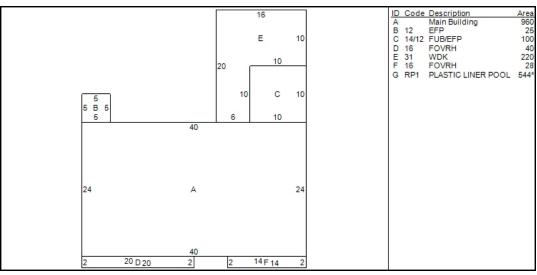
Ground Floor Area

Total Living Area

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			Outbuildin	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Pllin	1 x	544	544	1	1986	С	Α	5,520

Condo	minium / 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						