

**Situs : 160 COE RD**

**Parcel ID: 173-305**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CARDOSO FILOMENA P  
160 COE RD  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 200  
Alternate ID 7  
Vol / Pg 23569/12  
District  
Zoning R1C  
Class Residential

**Property Notes**



173-305 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,500			1,430

Total Acres: .264  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	96,400	96,400	0	92,400
<b>Building</b>	206,200	201,900	0	197,100
<b>Total</b>	302,600	298,300	0	289,500

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
09/04/20	CM	Field Review	Other
05/16/18	CP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/11/17	B68088	14,036	SOLARPANLS	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/02/02	245,000	Land + Bldg	Valid Sale	23569/12		
01/04/00	121,000	Land + Bldg	Valid Sale	18185/35		

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Dwelling Information			
Style	F To B Splt	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	2
Fuel Type	Gas	Openings	2
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	76
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	38,508	C&D Factor	
		Adj Factor	1
Subtotal	247,350	Additions	12,990
Ground Floor Area	884		
Total Living Area	1,420	Dwelling Value	200,980
Building Notes			

Outbuilding Data																																	
<table border="1"> <thead> <tr> <th>Type</th> <th>Size 1</th> <th>Size 2</th> <th>Area</th> <th>Qty</th> <th>Yr Blt</th> <th>Grade</th> <th>Condition</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>Frame Shed</td> <td>1 x 96</td> <td></td> <td>96</td> <td>1</td> <td>1985</td> <td>C</td> <td>A</td> <td>350</td> </tr> <tr> <td>Frame Shed</td> <td>1 x 140</td> <td></td> <td>140</td> <td>1</td> <td>1980</td> <td>C</td> <td>A</td> <td>520</td> </tr> </tbody> </table>	Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	Frame Shed	1 x 96		96	1	1985	C	A	350	Frame Shed	1 x 140		140	1	1980	C	A	520						
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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			910																												
2		16			3,570																												
3		16			3,570																												
4		33			4,940																												