

Situs : 168 COE RD	Parcel ID: 173-306	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ANDREWS ROBERT S JR 168 COE ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 8 Vol / Pg 31407/259 District Zoning R1C Class Residential
Property Notes	



173-306 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
Land	96,400	96,400	0	92,400
Building	193,500	199,000	0	176,200
Total	289,900	295,400	0	268,600
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
09/21/06	BM	Not At Home	Other

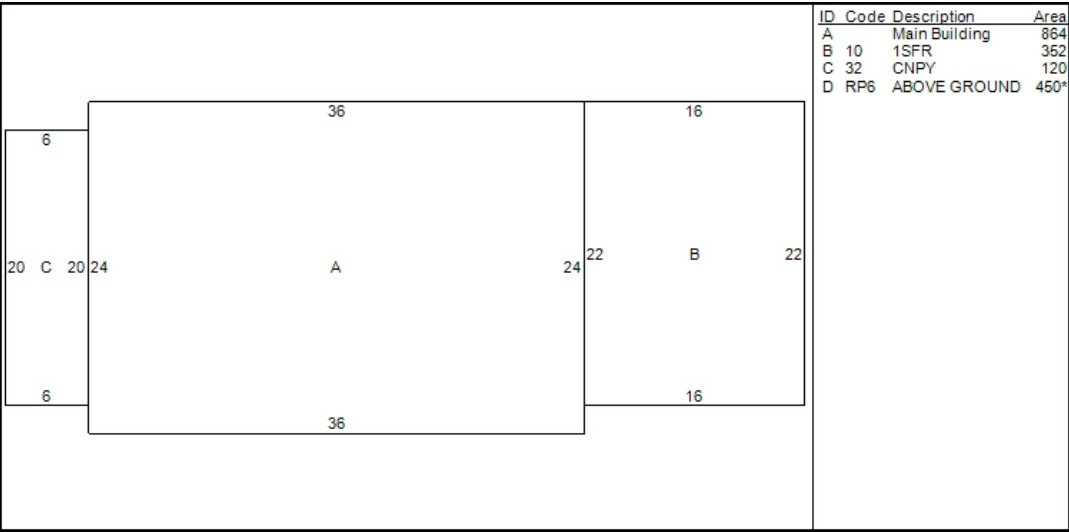
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/08/09	52577	3,000	BLDG Renovate Kitch	0
04/13/06	46206	1,000	BLDG 1/2 Gar-Bathm,C	0
10/17/05	45229	1,000	BLDG Wall, Winds, Sh	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/18	289,900	Land + Bldg	Valid Sale	50524/111	Quit Claim	ANDREWS ROBERT S JR
09/27/05	249,900	Land + Bldg	Valid Sale	31407/259		ANDREWS ROBERT S JR

Situs : 168 COERD	Parcel Id: 173-306	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
--------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	2000
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Pier/Slab	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	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	196,470	% Good	85
Plumbing	9,062	% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	211,410	Additions	19,300
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	199,000

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1980	C	A	

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		10			18,280	
2		32			1,020	