

<b>Situs : 181 COE RD</b>	<b>Parcel ID: 174-039</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO PEDRO MARIA MONTEIRO 181 COE ROAD BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 7 ALPHONSE Vol / Pg 49117/344 District Zoning R1C Class Residential

Property Notes



174-039 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 1,850			1,760
Total Acres: .2721				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	96,800	96,800	0	92,700
Building	196,200	211,800	0	187,700
Total	293,000	308,600	0	280,400
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
09/16/19	CP	Field Review	Other
05/16/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/05/18	69483	12,000	SOLARPANLS	
08/23/17	B67448	1,235	DOORS	100
03/23/15	B61753	5,000	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/17	277,500	Land + Bldg	Valid Sale	49117/344	Quit Claim	MONTEIRO PEDRO
10/29/10	170,500	Land + Bldg	Valid Sale	39196/211		
07/07/10	102,000	Land + Bldg	Sale After Foreclosure	38708/212		
08/31/01	155,000	Land + Bldg	Valid Sale	20466/56		
07/11/01		Land + Bldg	Transfer Of Convenience	20168/280		

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**Dwelling Information**

<b>Style</b> Ranch Slab	<b>Year Built</b> 1962	
<b>Story height</b> 1	<b>Eff Year Built</b> 2010	
<b>Attic</b> None	<b>Year Remodeled</b> 2015	
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b> x		
<b>Color</b> White	<b>In-law Apt</b> No	

**Basement**

<b>Basement</b> Pier/Slab	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b> x	<b>FBLA Type</b>	
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Basic	<b>Stacks</b>	
<b>Fuel Type</b> Oil	<b>Openings</b>	
<b>System Type</b> Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 1	
<b>Family Rooms</b>	<b>Half Baths</b>	
<b>Kitchens</b>	<b>Extra Fixtures</b>	
<b>Total Rooms</b> 5		
<b>Kitchen Type</b>	<b>Bath Type</b>	
<b>Kitchen Remod</b> Yes	<b>Bath Remod</b> Yes	

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>	

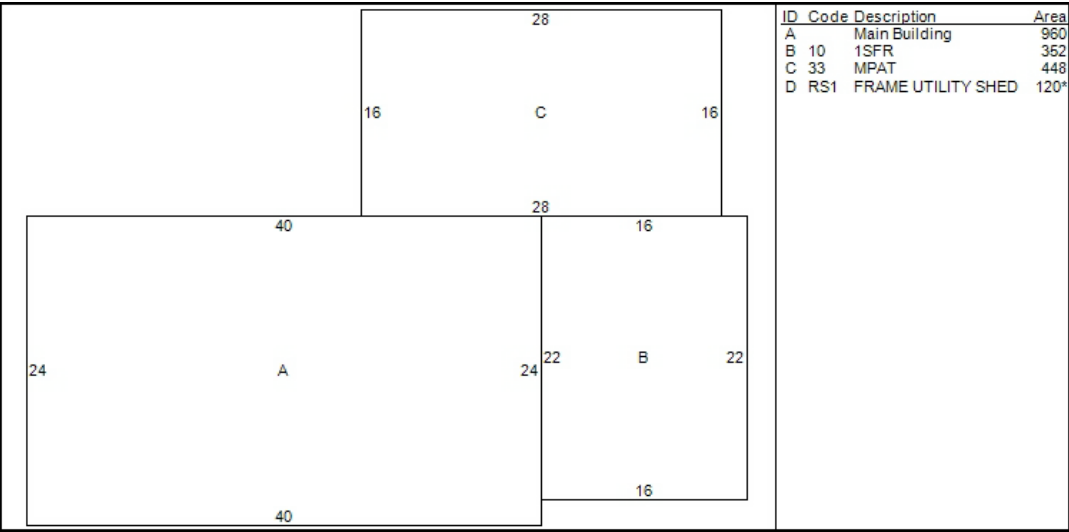
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>	
<b>Condition</b> Good	<b>Functional</b>	
<b>CDU</b> AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>	
<b>% Complete</b>		

**Dwelling Computations**

<b>Base Price</b> 210,504	<b>% Good</b> 87	
<b>Plumbing</b>	<b>% Good Override</b>	
<b>Basement</b> 6,303	<b>Functional</b>	
<b>Heating</b> 0	<b>Economic</b>	
<b>Attic</b> 0	<b>% Complete</b>	
<b>Other Features</b> 0	<b>C&amp;D Factor</b>	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 216,810	<b>Additions</b> 22,800	
<b>Ground Floor Area</b> 960		
<b>Total Living Area</b> 1,312	<b>Dwelling Value</b> 211,420	

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 12		120	1	1980	C	F	330

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		10			18,710
2		33			4,090