

Situs : 176 COE RD

Parcel ID: 174-040

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CONETTA STEPHEN
176 COE RD
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 200
Alternate ID 9
Vol / Pg 47828/163
District
Zoning R1C
Class Residential



174-040 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 950			900

Total Acres: .2514
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	95,900	95,900	0	91,900
Building	203,000	216,200	0	189,400
Total	298,900	312,100	0	281,300

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
07/10/14	JOD	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/16/14	B59924	4,000	BLDG Heating System	100
04/17/14	B59768	25,000	BLDG Int Remodel	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/02/16	266,900	Land + Bldg	Valid Sale	47828/163	Quit Claim	CONETTA STEPHEN
09/16/14	218,000	Land + Bldg	Valid Sale	44742/132		
04/02/14	60,000	Land + Bldg	Changed After Asmt Date/B4 Sale	44198/349		

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Dwelling Information

Style	Ranch Slab	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		

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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		

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	273,896	% Good	76
Plumbing		% Good Override	
Basement	8,200	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	282,100	Additions	1,750
Ground Floor Area	1,260		
Total Living Area	1,260	Dwelling Value	216,150

Building Notes

ID	Code	Description	Area
A		Main Building	1260
B	14	FUB	144



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		14			1,750