

**Situs : 9 HIGHLAND ST**
**Parcel ID: 052-016**
**Class: Three-Family**
**Card: 1 of 1**
**Printed: October 22, 2021**
**CURRENT OWNER**

 DOUGAN WARREN W  
 9 HIGHLAND STREET  
 BROCKTON MA 02301

**GENERAL INFORMATION**

 Living Units 3  
 Neighborhood 120  
 Alternate ID 88  
 Vol / Pg LC/108085  
 District  
 Zoning C2  
 Class Residential

**Property Notes**


052-016 03/21/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,550		93,830

 Total Acres: .1504  
 Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	93,800	93,800	0	77,800
Building	411,900	398,700	0	349,700
Total	505,700	492,500	0	427,500

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2021
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2021

**Entrance Information**

Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/07/05	434,900	Land + Bldg	Valid Sale	LC/108085		
04/22/03	360,000	Land + Bldg	Valid Sale	LC/103175		
09/18/02	317,000	Land + Bldg	Valid Sale	LC/102049		
09/25/00	160,000	Land + Bldg	Valid Sale	LC/98121		
09/25/00	63,053	Land + Bldg	Family Sale	LC/98120		



## RESIDENTIAL PROPERTY RECORD CARD

2022

BROCKTON

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## Dwelling Information

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1856
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		

## Basement

<b>Basement</b>	Full	<b># Car Bsmt Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

## Heating &amp; Cooling

## Fireplaces

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

## Room Detail

<b>Bedrooms</b>	8	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	2
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	14		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

## Adjustments

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

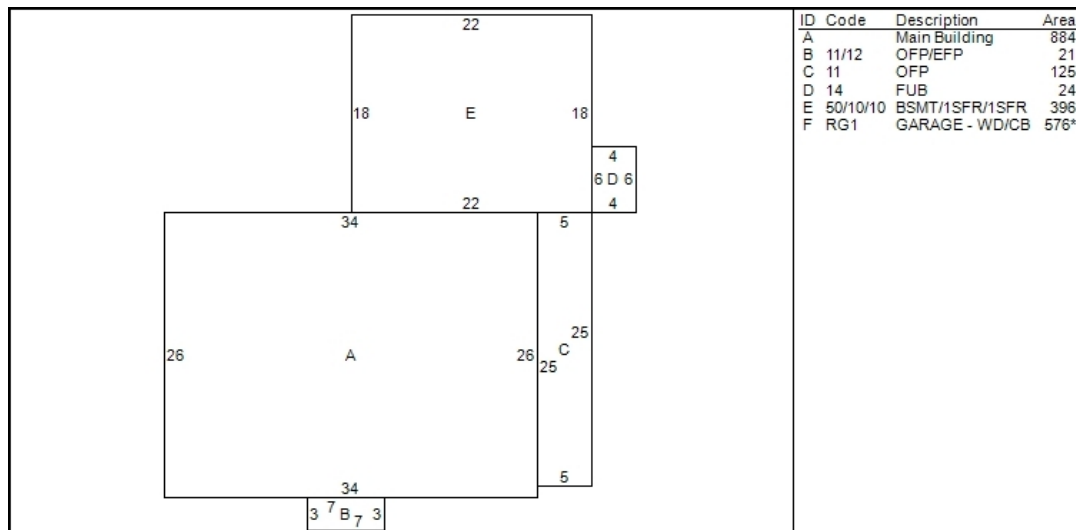
## Grade &amp; Depreciation

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

## Dwelling Computations

<b>Base Price</b>	355,470	<b>% Good</b>	62
<b>Plumbing</b>	32,624	<b>% Good Override</b>	
<b>Basement</b>	20,216	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	34,820	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	443,130	<b>Additions</b>	89,780
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	2,914	<b>Dwelling Value</b>	391,990

## Building Notes



ID Code	Description	Area
A	Main Building	884
B	11/12 OFF/EFP	21
C	11 OFF	125
D	14 FUB	24
E	50/10/10 BSMT/1SFR/1SFR	396
F	RG1 GARAGE - WD/CB	576

## Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x 24		576	1	1900	C	F	6,720

## 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		11	12		2,170
2		11			3,600
3		14			310
4	50	10	10		83,700