



Property Information

Request Information

Update Information

File#:	BS-X01693-6175015344	Requested Date:	07/17/2024	Update Requested:
Owner:	WESTLAND ROBERT G	Branch:		Requested By:
Address 1:	861 COURT ST	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROCKTON, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Brockton Department of Zoning there are no Code Violation cases on this property.
Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# 508-580-7123

PERMITS Per City of Brockton Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# 508-580-7123

SPECIAL ASSESSMENTS Per City of Brockton Department of Finance there are no Special Assessments/liens on the property.
Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# (508) 580-7130 EXT 6

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED.

DEMOLITION NO

UTILITIES Water, Sewer & Garbage
Account #: N/A
Payment Status: N/A
Status: Pvt & Non-Lienable
Amount: N/A
Good Thru: N/A
Account Active: Yes
Collector: Brockton Water Department
Payable: 39 Montauk Rd, Brockton, MA 02301
Business # 508-580-7143

UNABLE TO PROVIDE INFORMATION TO THIRD PARTIES. HOMEOWNERS AUTHORIZATION REQUIRED.

Situs : 861 COURT ST

Parcel ID: 156-145

Class: Single Family Residence

Card: 1 of 1

Printed: July 15, 2024

CURRENT OWNER
 WESTLAND ROBERT G
 LISA J WESTLAND
 861 COURT ST
 BROCKTON MA 02302

GENERAL INFORMATION
 Living Units 1
 Neighborhood 200
 Alternate ID 173
 Vol / Pg 24341/281
 District
 Zoning R1C
 Class Residential



156-145 03/18/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 8,000			144,240

Total Acres: .1837
 Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	144,200	144,200	0	144,200
Building	255,800	277,900	0	255,800
Total	400,000	422,100	0	400,000

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/24/20	CM	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
02/28/03	211,600	Land + Bldg	Valid Sale	24341/281		



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Dwelling Information

Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Red		

Basement

Basement	Pier/Slab	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

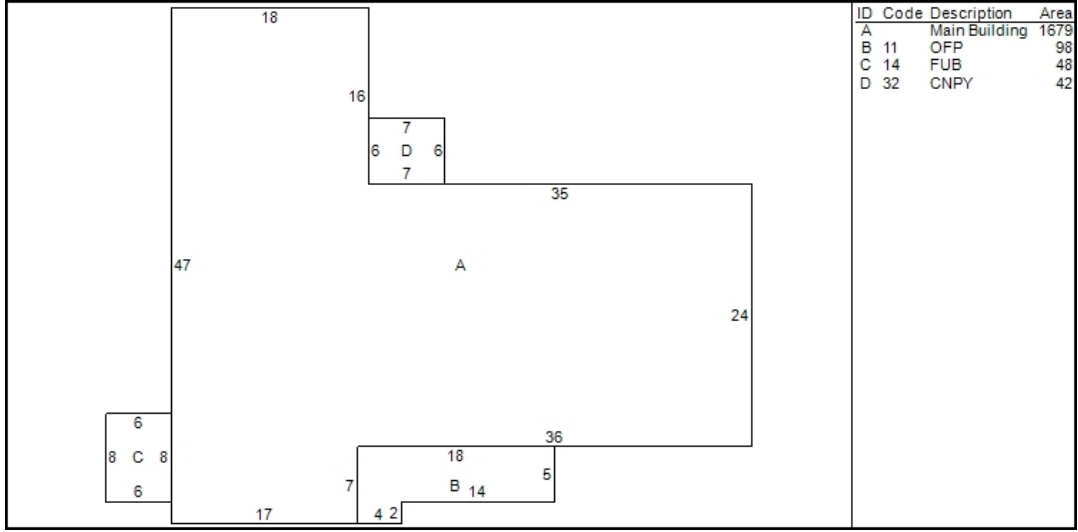
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design % Complete	0	% Good Ovr	

Dwelling Computations

Base Price	344,826	% Good	76
Plumbing	6,636	% Good Override	
Basement	10,326	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	361,790	Additions	2,970

Ground Floor Area	1,679		
Total Living Area	1,679	Dwelling Value	277,930

Building Notes



Outbuilding Data

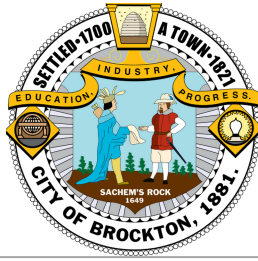
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name		Unit Number	
Condo Model		Unit Level	
		Unit Parking	
		Model (MH)	
		Unit Location	
		Unit View	
		Model Make (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11			1,980
2		14			610
3		32			380



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Permits ▼

| Address:

861 COURT

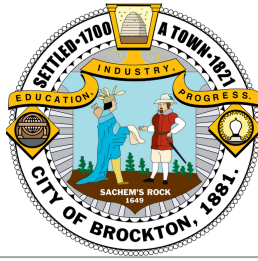


| Parcel #:

| Permit Type:

| Permit Status:

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No records found

Permit #	Address	Permit Type	Sub Type	Status	Issue Date	Work Description
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