

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

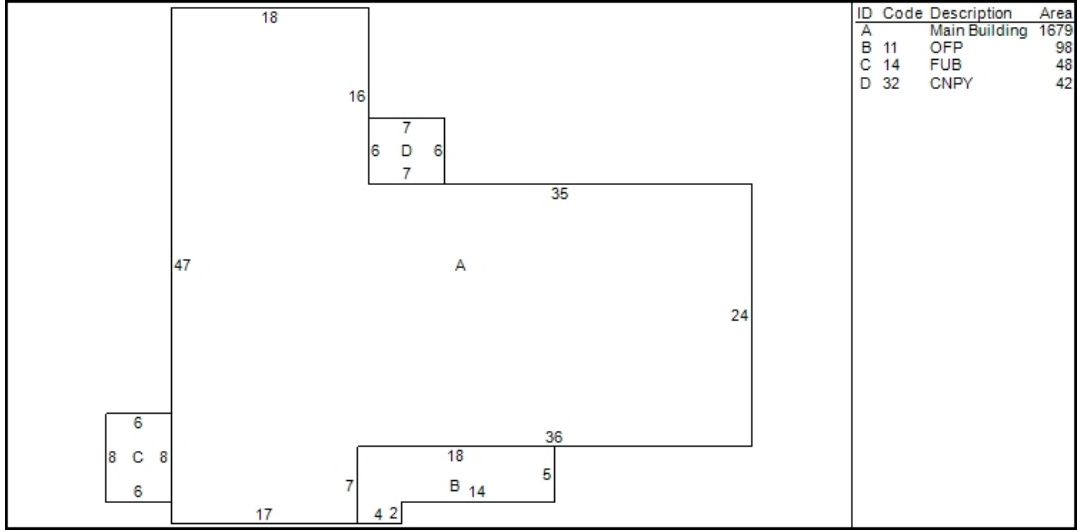
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

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



ID	Code	Description	Area
A		Main Building	1679
B	11	OFP	98
C	14	FUB	48
D	32	CNPY	42

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		11			1,980
2		14			610
3		32			380