

Situs : 753 W CHESTNUT ST	Parcel ID: 021-118	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CASIMIR JUDITH FRANCK B COULANGES 753 W CHESTNUT ST BROCKTON MA 02301	Living Units 1 Neighborhood 40 Alternate ID 72-1 Vol / Pg 29200/141 District Zoning R1B Class Residential
Property Notes	



021-118 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 7,700			7,320
Total Acres: .4064				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	102,300	102,300	0	98,000
Building	241,200	272,300	0	226,500
Total	343,500	374,600	0	324,500
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
08/03/20	JR	Field Review	Other

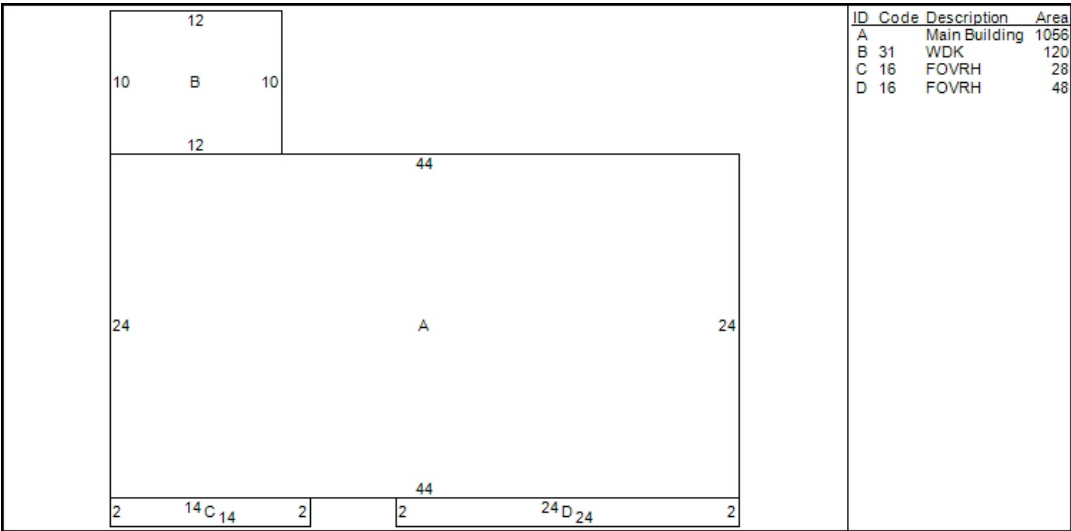
Permit Information			
Date Issued	Number	Price	Purpose

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/31/18	330,000	Land + Bldg	Valid Sale	49866/282	Quit Claim	CASIMIR JUDITH
10/04/04		Land + Bldg	Transfer Of Convenience	29200/141		
04/22/03		Land + Bldg	Transfer Of Convenience	24873/260		
03/10/03		Land + Bldg	Transfer Of Convenience	24436/39		
03/20/02		Land + Bldg	Transfer Of Convenience	21749/191		
03/20/02		Land + Bldg	Transfer Of Convenience	21749/173		
08/10/99		Land + Bldg	Transfer Of Convenience	17752/281		
08/10/99		Land + Bldg	Transfer Of Convenience	17752/272		

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Dwelling Information			
Style	Raised Ranch	Year Built	1994
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	528	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
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	242,230	% Good	85
Plumbing	9,787	% Good Override	
Basement	22,730	Functional	
Heating	6,604	Economic	
Attic	0	% Complete	
Other Features	30,124	C&D Factor	
		Adj Factor	1
Subtotal	311,480	Additions	7,490
Ground Floor Area	1,056		
Total Living Area	1,660	Dwelling Value	272,250

Building Notes	



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		31			1,700	
2		16			2,300	
3		16			3,490	