

**Situs : 509 W CHESTNUT ST**

**Parcel ID: 024-225**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

NKENG FERDINAND I  
509 W CHESTNUT ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 40  
Alternate ID 107-1  
Vol / Pg 32495/255  
District  
Zoning R1B  
Class Residential

**Property Notes**



024-225 03/21/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 2,056			1,950

Total Acres: .2768  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	97,000	97,000	0	92,900
<b>Building</b>	238,700	249,000	0	224,900
<b>Total</b>	335,700	346,000	0	317,800

**Manual Override Reason**

**Value Flag** MARKET APPROACH  
**Gross Building:**  
**Base Date of Value** 1/1/2020  
**Effective Date of Value** 1/1/2020

**Entrance Information**

Date	ID	Entry Code	Source
08/06/20	JR	Field Review	Other
03/08/01	BM	Estimated For Misc Reason	Other

**Permit Information**

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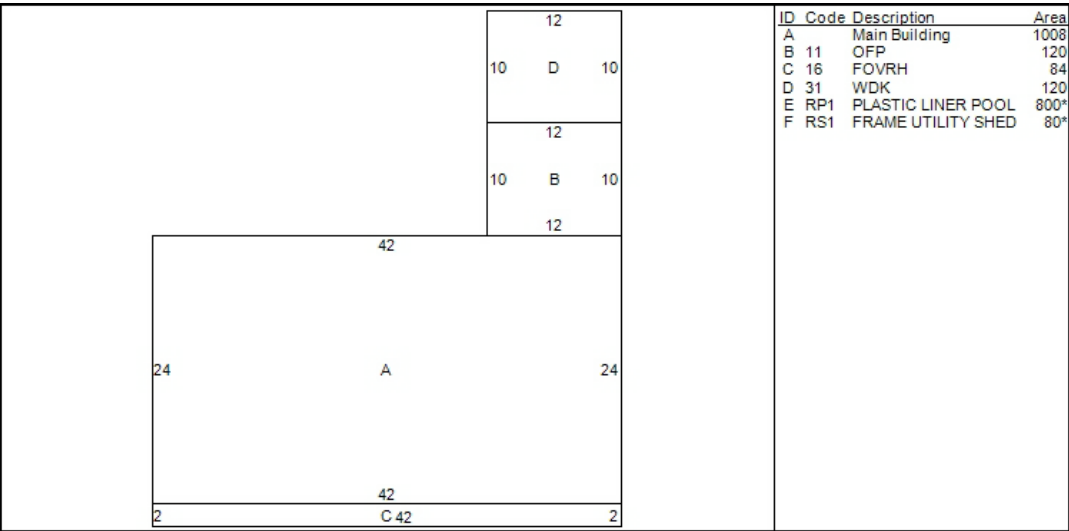
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/10/06	354,000	Land + Bldg	Valid Sale	32495/255		
02/03/00	159,900	Land + Bldg	Valid Sale	18254/107		

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Dwelling Information			
Style	Raised Ranch	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	504	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	9		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	234,652	% Good	76
Plumbing	13,050	% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	37,001	C&D Factor	
		Adj Factor	1
Subtotal	306,720	Additions	8,590
Ground Floor Area	1,008		
Total Living Area	1,596	Dwelling Value	241,700

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x 800		800	1	1975	C	A	7,070
Frame Shed	8 x 10		80	1	1980	C	F	220

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			2,430	
2		16			4,640	
3		31			1,520	