

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 89 CHERRY ST Parcel ID: 042-068 Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER GENERAL INFORMATION

GOMES ALCINDA D FELISBERTO GOMES 210 NILSSON ST **BROCKTON MA 02301** Living Units 3 Neighborhood 120 Alternate ID 34 41080/56 Vol / Pg

District Zoning Class

Residential

Property Notes



042-068 03/18/2020

Land Information Type Size Influence Factors Influence % Value Primary SF 7,000 78,400 Residual SF 2,024 1,480

Location:

Total Acres: .2072

Spot:

Assessment Info	rmation		
Appraised	Cost	Income	Prior
79,900	79,900	0	74,600
341,000	365,400	0	292,000
420,900	445,300	0	366,600
	Appraised 79,900 341,000	79,900 79,900 341,000 365,400	Appraised Cost Income 79,900 79,900 0 341,000 365,400 0

Value Flag MARKET APPROACH **Gross Building:**

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Manual Override Reason

Entrance Information Date ID **Entry Code** Source 08/13/20 AWField Review Other

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
06/11/13	B58313	1,000	BLDG	Repr Out Stairs	100

Sales/Ownership History

Transfer Date	Price	Туре	
03/09/12		Land + Bldg	
03/11/97	120,030	Land + Bldg	
07/01/91	115,000	Land + Bldg	
09/01/85	123,500	Land + Bldg	

Validity Transfer Of Convenience Repossession Valid Sale Valid Sale

Deed Reference Deed Type 41080/56 Confirmatory 15505/339 15505/339

Grantee



RESIDENTIAL PROPERTY RECORD CARD 20

2021

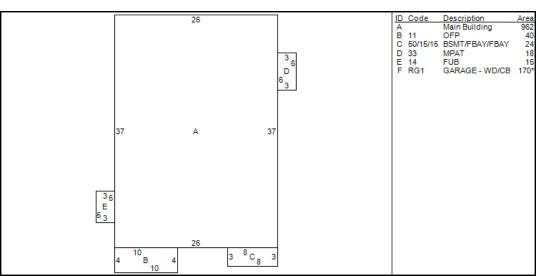
BROCKTON

Situs: 89 CHERRY	ST		Parcel Id: 042-068		
		Dwelling Infor	motion		
		Dwelling Infor	mation		
Style Story height Attic Exterior Walls Masonry Trim Color	None Al/VinyI x	Ye	Year Built Eff Year Built ar Remodeled Amenities		
Color	Olay	Baseme	In-law Apt	140	
_					
Basement FBLA Size Rec Rm Size	X	#	Car Bsmt Gar FBLA Type Rec Rm Type		
Heating	& Cooling		Fireplace	s	
Heat Type Fuel Type System Type	Oil		Stacks Openings Pre-Fab		
		Room De	tail		
Bedrooms Family Rooms Kitchens Total Rooms	6 11		Full Baths Half Baths Extra Fixtures	3	
Kitchen Type Kitchen Remod	No		Bath Type Bath Remod	No	
		Adjustme	nts		
Int vs Ext Cathedral Ceiling		_	nfinished Area Jnheated Area		
		Grade & Depre	eciation		
Grade Condition CDU Cost & Design % Complete			Market Adj Functional Economic % Good Ovr		
	I	Dwelling Comp	utations		
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area	2	21,359 0 0 0 0 07,550	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	10 1 15,810	
Total Living Area		2,694	Owelling Value	361,960	
		Building No	otes		

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Outbuilding Data									
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value		
Det Garage	1 x	170	170	1	1925 D	Α	3,420		

	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			1,610					
2	50	15	15		13,890					
3		33			120					
4		14			190					