

Situs : 32 CHESTER AV	Parcel ID: 058-024	Class: Two-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
EDMORIN JEAN MAXIME JEAN YVES VILARSON 32 CHESTER AVE BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 5 Vol / Pg 48997/337 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,000		76,950
Total Acres: .1377 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	515,200	625,300	0	433,300
Total	592,200	702,300	0	505,800
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
08/20/20	AW	Field Review	Other
05/30/17	CP	Entry Gained	Other
12/19/16	HP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/09/18	BPA-18-452	27,900	SOLARPANLS	100
08/23/17	B67443	10,000	OTHER Finish Basement Escape And Winc	100
08/16/17	O64187	65,000	ADDITION	100
03/03/16	64187	65,000	ADDITION Addition To Rear, Complete Rehab	100
09/30/02	37729	10,200	BLDG Winds, Rep Frt	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/02/17	450,000	Land + Bldg	Valid Sale	48997/337	Quit Claim	EDMORIN JEAN MAXIME
02/08/17	100	Land + Bldg	Transfer Of Convenience	48096/195	Quit Claim	NEYSEAN REALTY LLC
02/12/16	50,000	Land + Bldg	Outlier-Written Desc Needed	46586/300	Quit Claim	FERNANDES CELESTE TRUSTEE
07/19/02	184,500	Land + Bldg	Valid Sale	22458/224		
05/01/87	120,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Tw o Family	Year Built	1908
Story height	2	Eff Year Built	2005
Attic	Unfin	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	800	FBLA Type	Custom
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	410,397	% Good	87
Plumbing	19,574	% Good Override	
Basement	23,340	Functional	
Heating	0	Economic	
Attic	10,050	% Complete	
Other Features	52,781	C&D Factor	10
		Adj Factor	1
Subtotal	516,140	Additions	129,810
Ground Floor Area	1,098		
Total Living Area	3,488	Dwelling Value	623,750
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Metal Shed	1 x	322	322	1	1908	C	A	1,590			
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	Line #	Low	1st	2nd	3rd	Value
2	50	11	10		14,790	8	50	10	10		63,510
3	50	15	15		19,490	9		31	31		7,050
4	50	10			12,270						
7			10		12,700						