

## RESIDENTIAL PROPERTY RECORD CARD 2021

## BROCKTON

Situs: 32 CHESTER AV Parcel ID: 058-024

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

EDMORIN JEAN MAXIME

JEAN YVES VILARSON

32 CHESTER AVE

**BROCKTON MA 02301** 

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GENERAL INFORMATION

Living Units 2 Neighborhood 120 Alternate ID 5

Vol / Pg 48997/337

District Zoning Class

Residential

**Property Notes** 



058-024 03/24/2020

Land Information									
Туре		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 Inform	<b>Source</b> Other Other	
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 Inform	nation	
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 Win	( 100
08/16/17	O64187	65,000	<b>ADDITION</b>		100
03/03/16	64187	65,000	<b>ADDITION</b>	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 Refer
10/02/17	450,000	Land + Bldg	Valid Sale	48997/337
02/08/17	100	Land + Bldg	Transfer Of Convenience	48096/195
02/12/16	50,000	Land + Bldg	Outlier-Written Desc Needed	46586/300
07/19/02	184,500	Land + Bldg	Valid Sale	22458/224
05/01/87	120,500	Land + Bldg	Valid Sale	

Deed Reference	Deed Type
48997/337	Quit Claim
48096/195	Quit Claim
46586/300	Quit Claim
22458/224	

Grantee EDMORIN JEAN MAXIME NEY SEAN REALTY LLC FERNANDES CELESTE TRUSTEE



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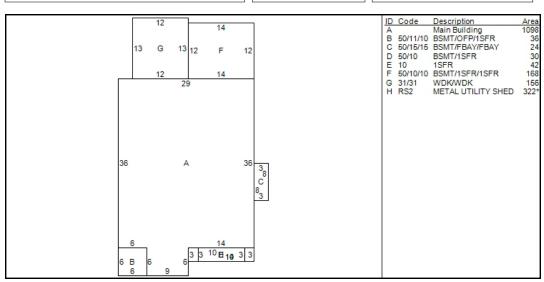
Parcel Id: 058-024

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## BROCKTON

**Dwelling Information** Style Two Family Year Built 1908 Story height 2 Eff Year Built 2005 Attic Unfin Year Remodeled 2017 Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Green In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size 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** 410,397 Base Price % Good 87 19,574 **Plumbing** % Good Override 23,340 Basement **Functional** 0 Heating Economic 10,050 Attic % Complete 52,781 C&D Factor 10 **Other Features** Adi Factor 1 516,140 Additions 129,810 Subtotal 1,098 **Ground Floor Area** 3,488 Dwelling Value 623,750 **Total Living Area Building Notes** 

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	1 x	322	322	1	1908	С	Α	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						