

Situs : 26 W PARK ST

Parcel ID: 063-076

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BARBOSA MATILDE TRUSTEE
MATILDE BARBOSA REALTY TRUST
26 W PARK ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	120
Alternate ID	10 PARK
Vol / Pg	19181/54
District	
Zoning	R3
Class	Residential

Property Notes



063-076 03/24/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,000			74,050

Total Acres: .0918
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,100	74,100	0	70,400
Building	419,500	438,500	0	323,700
Total	493,600	512,600	0	394,100

Manual Override Reason

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

Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other
08/14/20	CP	Field Review	Other
03/17/16	CJP	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/29/19	BP-19-653	10,000	REMODEL	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/18/00		Land + Bldg	Transfer Of Convenience	19181/54		BARBOSA MATILDE TRUSTEE

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Dwelling Information			
Style	3 Fam Flat	Year Built	1900
Story height	3	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	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	515,923	% Good	62
Plumbing	18,124	% Good Override	
Basement	21,517	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	59,650
Subtotal	555,560		
Ground Floor Area	1,092		
Total Living Area	3,517	Dwelling Value	438,540
Building Notes			

Outbuilding Data																																							
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																															
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Condominium / Mobile Home Information																																							
Complex Name																																							
Condo Model	C+																																						
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																												
1		10			14,140	5		11	11	11	5,770																												
2		11	11	11	3,660																																		
3	50	15	15	15	14,070																																		
4	50	15	15	15	22,010																																		