

Situs: 26 W PARK ST

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Parcel ID: 063-076

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BROCKTON MA 02301

BARBOSA MATILDE TRUSTEE MATILDE BARBOSA REALTY TRUST 26 W PARK ST

GENERAL INFORMATION

Living Units 3 Neighborhood 120 Alternate ID 10 PARK Vol / Pg 19181/54 District

Zoning Class Residential

Property Notes



063-076 03/24/2020

	Land Information						
Туре		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				

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Infor	mation
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 12/18/00

Price Type Land + Bldg

Validity Transfer Of Convenience Deed Reference Deed Type 19181/54

Grantee BARBOSA MATILDE TRUSTEE



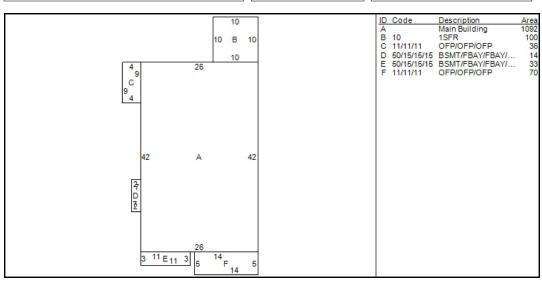
RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

Situs: 26 W PARK ST Parcel Id: 063-076 **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 Color White In-law Apt No Basement Basement Full # Car Bsmt 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** 515,923 Base Price % Good 62 18,124 **Plumbing** % Good Override 21,517 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 **Other Features** Adi Factor 1 555.560 Additions 59,650 Subtotal 1,092 **Ground Floor Area** 3,517 Dwelling Value 438,540 **Total Living Area Building Notes**

Class: Three-Family Card: 1 of 1 Printed: October 27, 2020



Outbuilding Data									
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value		

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						