

Situs : 19 W PARK ST		Parcel ID: 063-095		Class: Three-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FERNANDES HERCULANO G 67 WINTER ST BROCKTON MA 02302			Living Units 3 Neighborhood 120 Alternate ID 25PARK Vol / Pg 23516/127 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	3,310			2,420				
Total Acres: .2367 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		80,800	80,800	0	75,300				
Building		411,200	467,800	0	333,600				
Total		492,000	548,600	0	408,900				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/26/02		Land + Bldg	Sale Of Portion/Other Comm	23516/127					

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Dwelling Information			
Style	3 Fam Flat	Year Built	1917
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
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	561,596	% Good	62
Plumbing	18,124	% Good Override	
Basement	23,421	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	56,420
Subtotal	603,140		
Ground Floor Area	1,232		
Total Living Area	3,894	Dwelling Value	467,760
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		11	12	12	8,620	5		14			190																												
2	50	15	15	15	27,220																																		
3	50	15	15	15	15,930																																		
4		11	11	11	4,460																																		