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Situs: 19 W PARK ST

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Printed: October 27, 2020

CURRENT OWNER

FERNANDES HERCULANO G
67 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 3
Neighborhood 120
Alternate ID 25PARK
Vol / Pg 23516/127
District

Parcel ID: 063-095

Zoning Class

Residential

Property Notes

	Land Information					
Туре		Size	Influence Factors	Influence %	Value	
Primary	SF	7,000			78,400	
Residual	SF	3,310			2,420	

Total Acres: .2367 Spot: Location

Location:	
Entrance Information	

Class: Three-Family	Card	l: 1 of 1
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	Assessment Info	rm ation		
	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

Wanual Override Reason
Base Date of Value
Value Flag
WARKET APPROACH
Effective Date of Value
1/1/2020
Effective Date of Value

	Entrance Information									
Date 08/21/20	ID AW	Entry Code Field Review	Source Other							

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date Price Type Validity Deed Reference Deed Type Grantee 11/26/02 Sale Of Portion/Other Comm 23516/127



Situs: 19 W PARK ST

RESIDENTIAL PROPERTY RECORD CARD 203

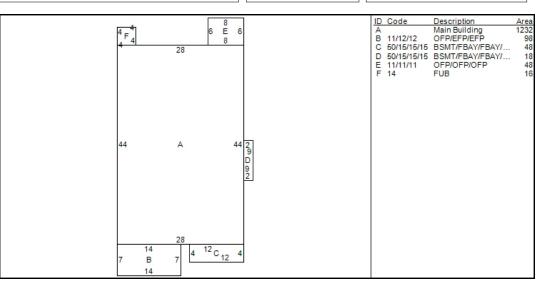
Parcel Id: 063-095

2021

BROCKTON

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 Color Yellow 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 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** 561,596 Base Price % Good 62 18,124 **Plumbing** % Good Override 23,421 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 Other Features Adi Factor 1 603,140 Additions 56,420 Subtotal 1,232 **Ground Floor Area** 3,894 Dwelling Value 467,760 **Total Living Area Building Notes**

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



		Out	building	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		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						