

Situs : 21 VESEY ST	Parcel ID: 072-377	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
PRICE ADRIAN 21 VESEY ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 42 Vol / Pg 48773/51 District Zoning R1C Class Residential
Property Notes	



072-377 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 688			500
Total Acres: .1765				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,900	78,900	0	73,900
Building	210,800	214,900	0	189,400
Total	289,700	293,800	0	263,300
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/28/20	AW	Field Review	Other
08/26/20	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/13/19	BP-19-755	3,546	SOLARPANLS	
08/12/10	53696	11,500	BLDG 11x21 Garage	0
06/02/10	53344	4,740	BLDG Replace Back De	0
04/29/10	53125	5,000	BLDG Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/17	280,000	Land + Bldg	Valid Sale	48773/51	Quit Claim	PRICE ADRIAN
07/31/14	199,999	Land + Bldg	Valid Sale	44589/129		
09/30/05	289,900	Land + Bldg	Valid Sale	31441/212		
06/27/01		Land + Bldg	Sale Of Portion/Other Comm	20087/181		

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Dwelling Information			
Style	Cape	Year Built	1930
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

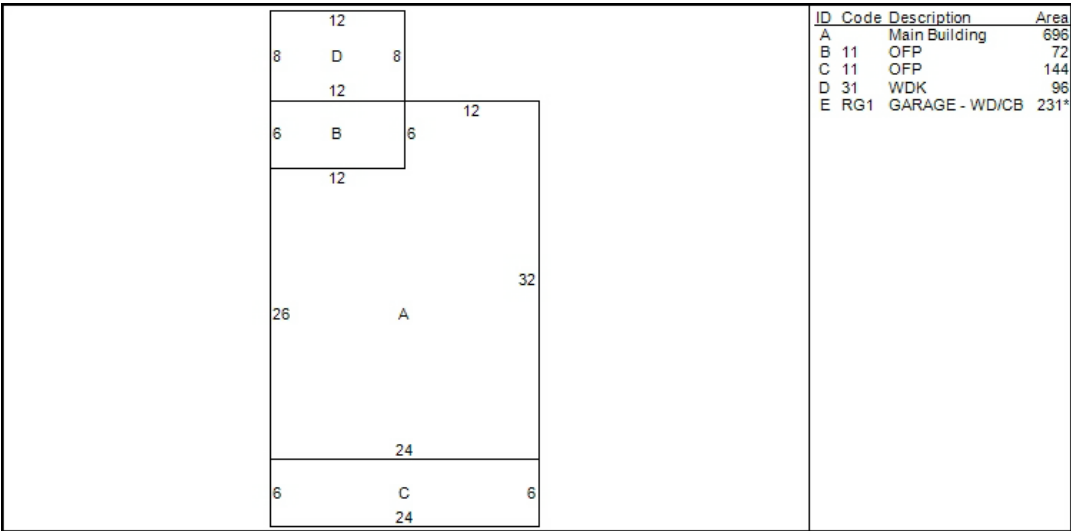
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	279,310	% Good	65
Plumbing		% Good Override	
Basement	17,473	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	306,920	Additions	4,750

Ground Floor Area	696		
Total Living Area	1,218	Dwelling Value	204,250

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	11 x 21		231	1	2010	C	A	10,690

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	
1		11			1,240	
2		11			2,470	
3		31			1,040	