

Situs : 178 W CHESTNUT ST

Parcel ID: 074-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

LEN KIM YOEUNG
178 W CHESTNUT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 26
Vol / Pg 30049/118
District
Zoning R1C
Class Residential



074-076 03/23/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	12,106			8,840

Total Acres: .4386
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	87,200	87,200	0	79,900
Building	247,100	254,100	0	226,500
Total	334,300	341,300	0	306,400

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/18/20	CM	Field Review	Other
11/04/04	FB	Field Review	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/04	41807	0	BLDG Rr 26x46-Deck-B	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/18	100	Land + Bldg	Transfer Of Convenience	50405/158	Quit Claim	LEN KIM YOEUNG
02/25/05	322,400	Land + Bldg	Valid Sale	30049/118		
05/28/04	90,000	Land Only	Change In Use After Sale	28320/176		
08/10/01		Land Only	Sale Of Portion/Other Comm	20346/209		

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Dwelling Information

Style Raised Ranch **Year Built** 2004
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls A/V/Vinyl **Amenities**
Masonry Trim x
Color Tan **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**
Fuel Type Oil **Openings**
System Type Warm Air **Pre-Fab**

Room Detail

Bedrooms 3 **Full Baths** 1
Family Rooms **Half Baths**
Kitchens 1 **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**

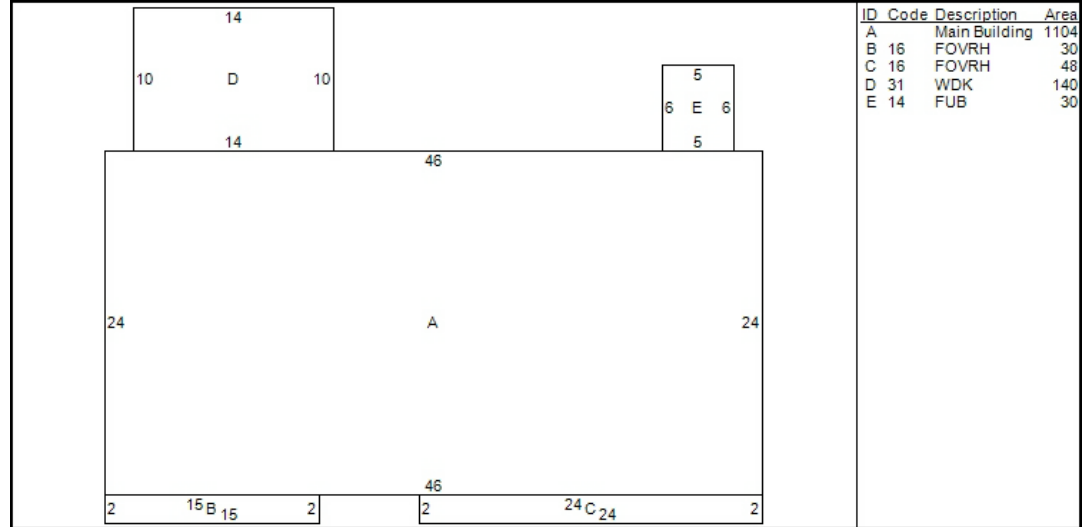
Grade & Depreciation

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

Dwelling Computations

Base Price	249,537	% Good	90
Plumbing		% Good Override	
Basement	23,416	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	272,950	Additions	8,460
Ground Floor Area	1,104		
Total Living Area	1,182	Dwelling Value	254,120

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			16		2,430
2			16		3,510
3		31			2,070
4			14		450