

Situs : 89 W CHESTNUT ST

Parcel ID: 084-080

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

CHARNEL ADELIN TR
C/O D & J HOLDING LLC
PO BOX 3
BROCKTON MA 02303

GENERAL INFORMATION

Living Units	2
Neighborhood	70
Alternate ID	139
Vol / Pg	40904/121
District	
Zoning	R3
Class	Residential

Property Notes

02/2012 MLS SHORT



084-080 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,453			77,610

Total Acres: .1481
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/19/20	CM	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,600	77,600	0	72,900
Building	334,200	343,800	0	273,600
Total	411,800	421,400	0	346,500

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/10/12	56325	14,000	BLDG Int Remodel	0

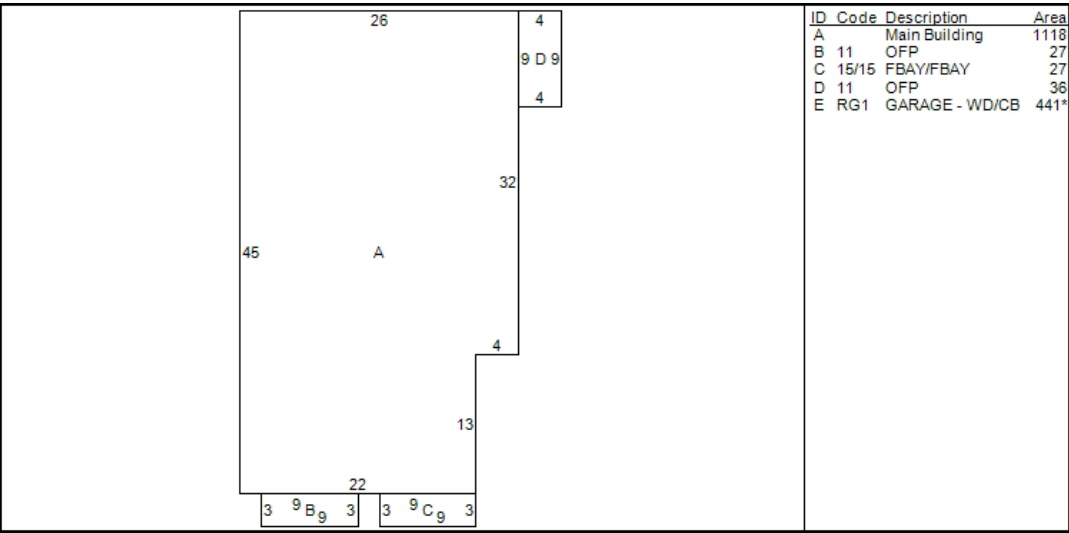
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/27/12	135,000	Land + Bldg	Outlier-Written Desc Needed	40904/121		
03/10/06	400,000	Land + Bldg	Valid Sale	32342/80		
05/30/02	236,500	Land + Bldg	Valid Sale	22158/227		
09/15/00	175,000	Land + Bldg	Valid Sale	18883/124		

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Dwelling Information			
Style	Two Family	Year Built	1889
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	13		
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	85
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	515,991	% Good	62
Plumbing	16,312	% Good Override	
Basement	23,619	Functional	
Heating	0	Economic	85
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	555,920	Additions	14,020
Ground Floor Area	1,118		
Total Living Area	2,849	Dwelling Value	336,290

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	441	441	1	1925	C	A	7,500

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			1,110	
2		15	15		11,590	
3		11			1,320	