

Situs : 43 W CHESTNUT ST

Parcel ID: 084-097

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BAPTISTA FILIPA
43 W CHESTNUT ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	90
Alternate ID	146
Vol / Pg	38565/75
District	
Zoning	R3
Class	Residential

Property Notes



084-097 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,835			76,710

Total Acres: .134
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/13/20	GL	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,700	76,700	0	72,300
Building	188,500	212,500	0	164,300
Total	265,200	289,200	0	236,600

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/19/14	B61406	5,197	BLDG Insulation	100
08/13/01	35195	4,500	BLDG 23 Vinyl Window	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/10	75,000	Land + Bldg	Sale After Foreclosure	38565/75		
01/06/10	146,340	Land + Bldg	Repossession	38110/60		
11/10/03		Land + Bldg	Transfer Of Convenience	26992/228		
04/05/02	189,720	Land + Bldg	Valid Sale	21864/84		
10/04/01		Land + Bldg	Transfer Of Convenience	20657/122		
08/02/01	110,500	Land + Bldg	Outlier-Written Desc Needed	20304/214		

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Dwelling Information

Style	Colonial Ne	Year Built	1899
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

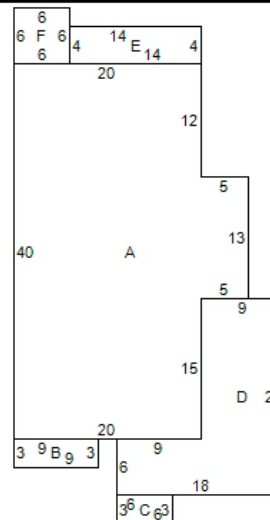
Grade & Depreciation

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

Dwelling Computations

Base Price	295,082	% Good	62
Plumbing	6,041	% Good Override	
Basement	18,460	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	319,580	Additions	9,430
Ground Floor Area	865		
Total Living Area	1,381	Dwelling Value	207,570

Building Notes



ID	Code	Description	Area
A		Main Building	865
B	15	FBAY	27
C	11	OFF	18
D	12	EFP	243
E	10	1SFR	56
F	12	EFP	36
G	RG1	GARAGE - WD/CB	360*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	F	4,960

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	Line #	Low	1st	2nd	3rd	Value
1		15			1,430	5		12			680
2		11			250						
3		12			4,590						
4		10			2,480						