

Situs : 19 PARK ST

Parcel ID: 089-030

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DAKERS LORRAINE M
19 PARK ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 90
Alternate ID 33
Vol / Pg 47040/261
District
Zoning R3
Class Residential

Property Notes

MLS RENTAL
6/2015 "AS IS" MSG 2/3 HEAT



089-030 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	920			670

Total Acres: .1818
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	567,300	690,500	0	430,500
Total	646,400	769,600	0	504,500

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
08/17/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/10/15	B62518	8,000	BLDG 3 Furnaces	100
06/05/15	B62294	31,000	BLDG Int Remodel	100
08/23/07	49103	18,000	BLDG Vinyl Siding	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/10/16	485,000	Land + Bldg	Valid Sale	47040/261	Quit Claim	DAKERS LORRAINE M
06/05/15	240,000	Land + Bldg	Change After Sale (Physical)	45631/326		LEVINE JON TRUSTEE
10/23/12		Land + Bldg	Transfer Of Convenience	42129/218		
10/23/12	178,000	Land + Bldg	Sale After Foreclosure	42129/216		
04/11/11	378,436	Land + Bldg	Repossession	39831/270		
04/19/05	440,000	Land + Bldg	Valid Sale	30365/053		

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Dwelling Information

Style

3 Fam Flat

Year Built

1925

Story height

3

Eff Year Built

1980

Attic

None

Year Remodeled

2015

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

9

Full Baths

3

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

18

Bath Type

Kitchen Type

Bath Remod

Yes

Kitchen Remod

Yes

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

Base Price

661,959

% Good

80

Plumbing

18,124

% Good Override

Basement

27,607

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

707,690

Additions

67,680

Ground Floor Area

1,541

Dwelling Value

690,450

Total Living Area

4,806

Building Notes

16

6

8

E

8

6

21

3

35

28

15

50

7

15 C 15

7

2

9

B

9

2

ID Code

Description

Area

A

Main Building

1541

B

50/15/15/15

BSMT/FBAY/FBAY/...

18

C

11/11/11

OFR/OFP/OFP

105

D

50/15/15/15

BSMT/FBAY/FBAY/...

27

E

10

1SFR

48

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

50

15

15

15

20,560

2

11

11

11

10,000

3

50

15

15

15

25,440

4

10

11,680