

**Situs : 9 PARK ST**

**Parcel ID: 089-062**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CHERESTAL NIXON  
9 PARK ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 90  
Alternate ID 34-2  
Vol / Pg 47966/50  
District  
Zoning C2  
Class Residential

**Property Notes**



089-062 03/24/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
SF	3,428			73,220

Total Acres: .0787  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	73,200	73,200	0	69,800
Building	390,500	410,600	0	323,900
Total	463,700	483,800	0	393,700

**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
12/02/08	51053	6,800	BLDG Int Repairs, Dr	0
05/07/03	B39431	7,000	BLDG Win, Roof, V Si	100
11/19/02	38023	15,000	BLDG Rep Foundation	100

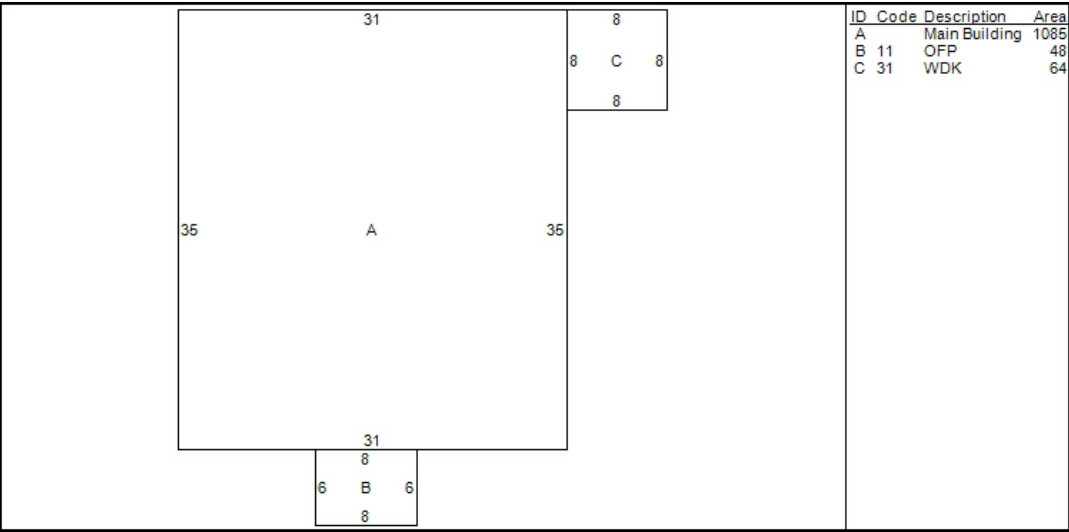
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/04/17	395,000	Land + Bldg	Valid Sale	47966/50	Quit Claim	CHERESTAL NIXON
08/13/10	225,000	Land + Bldg	Valid Sale	38843/327		
10/30/08	113,400	Land + Bldg	Sale After Foreclosure	36489/305		
09/04/08	289,000	Land + Bldg	Repossession	36331/164		
10/13/04	420,000	Land + Bldg	Valid Sale	29249/120		
06/30/04		Land + Bldg	Transfer Of Convenience	28574/336		
10/22/02	176,000	Land + Bldg	Changed After Asmt Date/B4 Sale	23174/19		
03/12/01	143,000	Land + Bldg	Valid Sale	19485/206		
04/30/99		Land + Bldg	Sale Of Portion/Other Comm	17405/203		
03/29/99		Land + Bldg	Sale Of Portion/Other Comm	17290/322		

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Dwelling Information			
<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1900
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Tan		
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	14	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	554,761	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	23,136	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	597,470	<b>Additions</b>	3,160
<b>Ground Floor Area</b>	1,085		
<b>Total Living Area</b>	3,255	<b>Dwelling Value</b>	410,640

Building Notes	



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

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			1,860	
2		31			1,300	