

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 21 PAYTON CT Parcel ID: 097-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROCHA HUGO A

21 PAYTON CT

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 90 Alternate ID 4 Vol / Pg 493

Vol / Pg 49358/217 District

District Zoning Class

R2 Residential

Property Notes



097-024 03/18/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	365			270

Total Acres: .1691

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	152,700	157,200	0	131,200
Total	231,400	235,900	0	204,900

Manual Override Reason

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Info	rmation
Date 08/18/20	ID	Entry Code	Source
	GL	Field Review	Other

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Validity Valid Sale Court Order/Decree To/From Government Valid Sale
 Deed Reference
 Deed Type

 49358/217
 Quit Claim

 30027/018
 15386

Grantee ROCHA HUGO A



RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

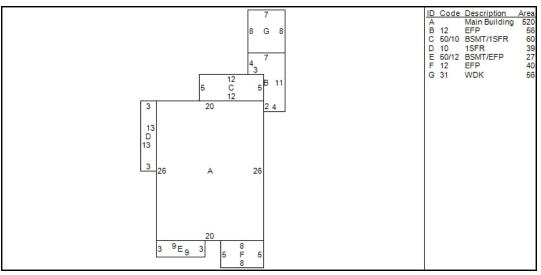
Situs: 21 PAYTON CT Parcel Id: 097-024 **Dwelling Information** Style Colonial Ne Year Built 1908 Story height 1.5 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Steam Pre-Fab Room Detail Bedrooms 2 Full Baths 1 Family Rooms Half Baths 1 **Kitchens Extra Fixtures** Total Rooms 5 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** 220,653 Base Price % Good 62 6,041 **Plumbing** % Good Override 13,804 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 240,500 Additions 8,120 Subtotal 520 **Ground Floor Area Total Living Area** 879 Dwelling Value 157,230

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Outbuilding Data									
Туре	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	Line #	Low	1st	2nd	3rd	Value
1		12			1,050	5		12			740
2	50	10			3,100	6		31			560
3		10			1,860						
4	50	12			810						