

Situs : 21 PAYTON CT	Parcel ID: 097-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ROCHA HUGO A 21 PAYTON CT BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 4 Vol / Pg 49358/217 District Zoning R2 Class Residential

Property Notes



097-024 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	365			270
Total Acres: .1691 Spot: Location:				

Assessment Information				
	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				
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
08/18/20	GL	Field Review	Other

Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/17	199,000	Land + Bldg	Valid Sale	49358/217	Quit Claim	ROCHA HUGO A
02/22/05	1	Land + Bldg	Court Order/Decree	30027/018		
08/07/97	90,710	Land + Bldg	To/From Government	15386		
01/01/92	82,700	Land + Bldg	Valid Sale			

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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	In-law Apt	No
Color	Natural		
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	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			
Base Price	220,653	% Good	62
Plumbing	6,041	% Good Override	
Basement	13,804	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	240,500	Additions	8,120
Ground Floor Area	520		
Total Living Area	879	Dwelling Value	157,230
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>520</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFB</td> <td>56</td> </tr> <tr> <td>C</td> <td>50/10</td> <td>BSMT/1SFR</td> <td>60</td> </tr> <tr> <td>D</td> <td>10</td> <td>1SFR</td> <td>39</td> </tr> <tr> <td>E</td> <td>50/12</td> <td>BSMT/EFB</td> <td>27</td> </tr> <tr> <td>F</td> <td>12</td> <td>EFB</td> <td>40</td> </tr> <tr> <td>G</td> <td>31</td> <td>WDK</td> <td>56</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	520	B	12	EFB	56	C	50/10	BSMT/1SFR	60	D	10	1SFR	39	E	50/12	BSMT/EFB	27	F	12	EFB	40	G	31	WDK	56
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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	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																													