

Situs : 41 FIELD ST	Parcel ID: 103-034	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CADICHON DUROY 41 FIELD ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 104 Vol / Pg 49236/328 District Zoning R2 Class Residential

Property Notes



103-034 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,996		76,940
Total Acres: .1376 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,500
Building	454,200	539,000	0	422,800
Total	531,100	615,900	0	495,300
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
08/24/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/18/08	50036	9,000	BLDG 15 Winds, Wdw k,	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/17	500,000	Land + Bldg	Valid Sale	49236/328	Quit Claim	CADICHON DUROY
05/31/16	424,900	Land + Bldg	Valid Sale	46994/66	Quit Claim	SILVA JOSE C
04/18/08	236,000	Land + Bldg	Valid Sale	35868/204		
04/09/07	340,000	Land + Bldg	Repossession	34361/168		
12/12/05	480,000	Land + Bldg	Valid Sale	31886/076		
04/24/03	347,000	Land + Bldg	Valid Sale	24903/173		
08/01/89	188,000	Land + Bldg	Valid Sale			
07/01/86	147,900	Land + Bldg				

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Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	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	Gas	Openings
System Type	Steam	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

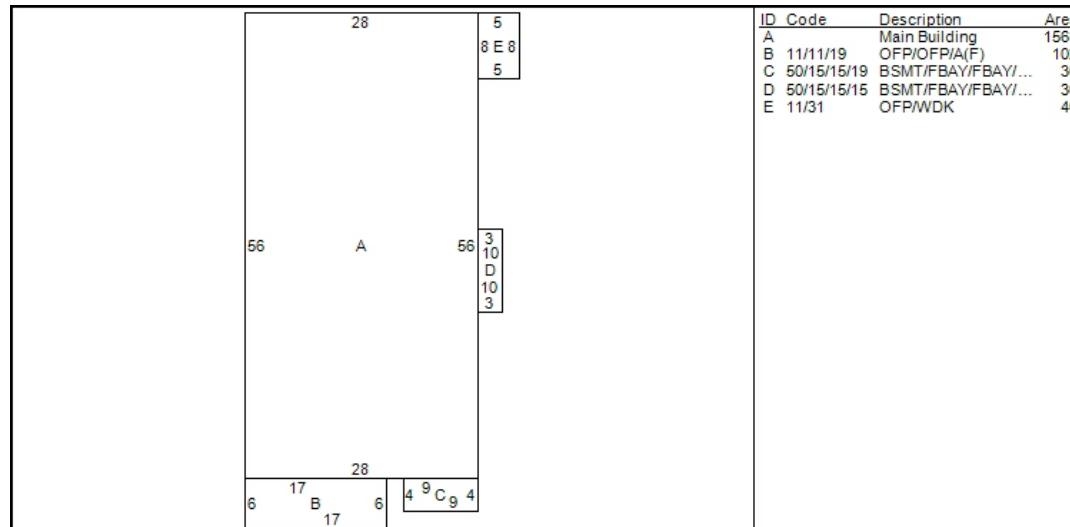
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	659,690	% Good	62
Plumbing	19,574	% Good Override	
Basement	30,197	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	709,460	Additions	55,180
Ground Floor Area	1,568		
Total Living Area	4,151	Dwelling Value	539,030

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		11	11	19	10,290
2	50	15	15	19	19,780
3	50	15	15	15	22,570
4		11	31		2,540