

Situs : 21 FIELD ST

Parcel ID: 103-039

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

HODGES PABON DEBROAH
21 FIELD ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 109
Vol / Pg 42076/235
District
Zoning R2
Class Residential

Property Notes



103-039 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,240		77,300

Total Acres: .1433
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	230,600	236,800	0	197,400
Total	307,900	314,100	0	270,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/05/12	57248	2,500	BLDG Vinyl Siding	100
05/15/12	56474	7,750	BLDG Heating & Ac	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/11/12	210,000	Land + Bldg	Valid Sale	42076/235		
12/12/11	73,000	Land + Bldg	Outlier-Written Desc Needed	40711/90		
03/06/09	115,000	Land + Bldg	Sale After Foreclosure	36901/282		
07/27/07	235,000	Land + Bldg	Repossession	34869/219		
03/29/06		Land + Bldg	Transfer Of Convenience	32432/9		
10/26/05	285,900	Land + Bldg	Valid Sale	31596/105		
02/25/04		Land + Bldg	Transfer Of Convenience	27603/22		
06/01/85	65,000	Land + Bldg	Valid Sale			
06/01/83	25,000	Land + Bldg				

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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath 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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	301,882	% Good	65
Plumbing		% Good Override	
Basement	17,168	Functional	
Heating	8,230	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	337,410	Additions	11,450
Ground Floor Area	676		
Total Living Area	1,520	Dwelling Value	230,770
Building Notes			

Outbuilding Data	
Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Det Garage	1 x 240 240 1 1930 C G 5,980

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			460	
2	50	10			9,490	
3		31			1,500	