

Situs : 24 FIELD ST	Parcel ID: 103-044	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BARBOSA ADRIANO 24 FIELD ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1-1 Vol / Pg 42550/322 District Zoning R2 Class Residential

Property Notes



103-044 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 2,040			1,490
Total Acres: .2075				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	316,700	373,900	0	270,900
Total	396,600	453,800	0	345,500
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
06/15/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/22/13	B58211	1,300	BLDG Int Redo	100
07/16/07	48875	12,000	BLDG 39 Window s	0
05/18/00	32750	3,850	BLDG Reroof Garage	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/16/13	245,000	Land + Bldg	Valid Sale	42550/322		
12/16/10	135,000	Land + Bldg	Outlier-Written Desc Needed	39415/89		
12/16/10	1	Land + Bldg	Transfer Of Convenience	39415/87		
07/11/07		Land + Bldg	Transfer Of Convenience	34802/165		
07/11/07		Land + Bldg	Transfer Of Convenience	34802/163		
04/23/07		Land + Bldg	Transfer Of Convenience	34419/263		
11/29/06	1	Land + Bldg	Transfer Of Convenience	33746/155		
11/29/06	1	Land + Bldg	Family Sale	33746/152		

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Dwelling Information

Style	Colonial	Year Built	1900
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

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	1
Fuel Type	Gas	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	11	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

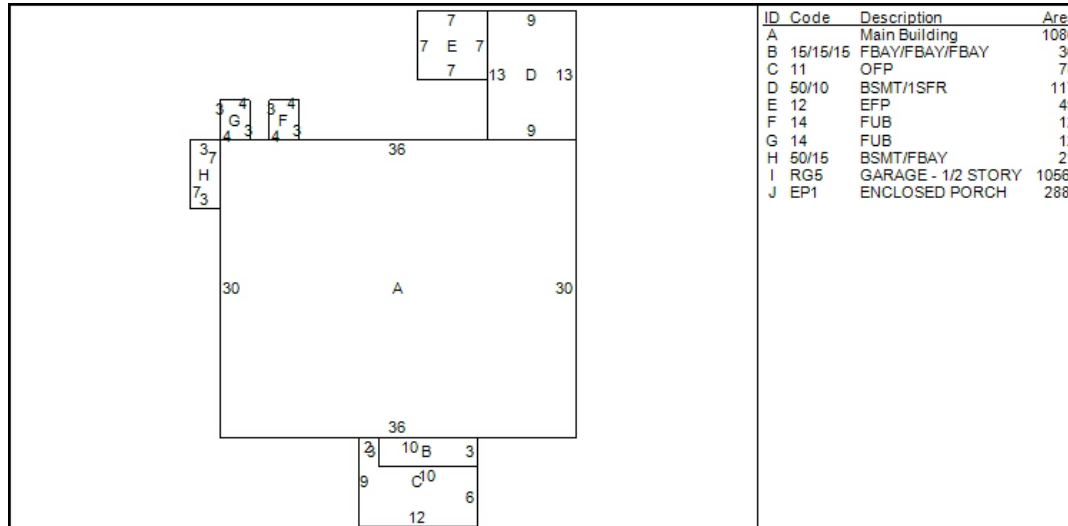
Grade & Depreciation

Grade	B	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	451,034	% Good	62
Plumbing	10,875	% Good Override	
Basement	25,651	Functional	
Heating	0	Economic	
Attic	44,182	% Complete	
Other Features	11,258	C&D Factor	
		Adj Factor	1
Subtotal	543,000	Additions	16,000
Ground Floor Area	1,080		
Total Living Area	2,820	Dwelling Value	352,660

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	1056	1,056	1	1925	C	G	18,550
Encl Porch	1 x	288	288	1	1925	C	A	2,670

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		15	15	15	4,840	5		14			120
2		11			1,430	6		14			120
3	50	10			6,630	7	50	15			1,740
4		12			1,120						