

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 19 SOMERSET PL

Parcel ID: 112-039

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GENERAL INFORMATION

NGUYEN EMTHANH T 59 ANNE MARIE DR BROCKTON MA 02302 Living Units 3 Neighborhood 90 Alternate ID 9 44172/22

Vol / Pg District

Zoning Class Residential





112-039 03/23/2020

			Land Information		
Type		Size	Influence Factors	Influence %	Value
	SF	6,634			77,870

Total Acres: .1523

Location: Spot:

	Assessment Information								
	Appraised	Cost	Income	Prior					
Land	77,900	77,900	0	73,100					
Building	428,000	490,800	0	379,600					
Total	505,900	568,700	0	452,700					

Manual Override Reason

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

Entrance Information Date ID **Entry Code** Source 08/20/20 GL Field Review Other

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
05/28/09	51667	15,895	BLDG	Posts&Railings	0

Sales/Ownership History Transfer Date Price Type Validity Deed Reference Deed Type Grantee Land + Bldg Transfer Of Convenience 44172/22 03/25/14 136,500 Land + Bldg 37232/338 05/22/09 Sale After Foreclosure 03/17/09 144,374 Land + Bldg Repossession 36942/33 Land + Bldg Transfer Of Convenience 33295/2 08/31/06 250,000 Land + Bldg 01/25/02 Valid Sale 21416/275 176,000 Land + Bldg Valid Sale 19106/319 11/28/00



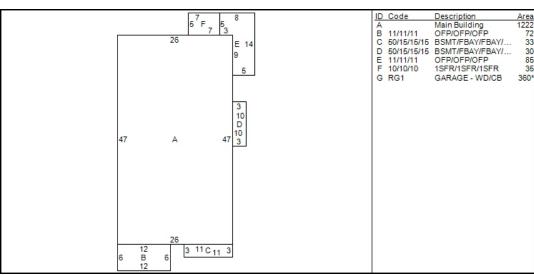
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Situs: 19 SOMERSET PL Parcel Id: 112-039 **Dwelling Information** Style 3 Fam Flat Year Built 1904 Story height 3 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement 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 Oil Openings System Type Hot Water 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** 558,212 Base Price % Good 62 18,124 **Plumbing** % Good Override 23,280 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 **Other Features** Adi Factor 1 599.620 Additions 76,930 Subtotal 1.222 **Ground Floor Area** 3,960 Dwelling Value 485,870 **Total Living Area**

Building Notes

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		(Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1904	С	F	4,960

	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		11	11	11	5,890	5		10	10	10	21,510
2	50	15	15	15	22,010						
3	50	15	15	15	20,890						
4		11	11	11	6,630						