

Situs : 21 HENRY ST

Parcel ID: 146-056

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VICENTE TOMAS
21 HENRY ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 6
Vol / Pg 23169/253
District
Zoning R1C
Class Residential

Property Notes



146-056 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 761			560

Total Acres: .1782
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	88,900	33,100	0	72,900
Total	167,900	112,100	0	146,800

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
08/31/20	GL	Field Review	Other
06/19/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/08/00	33442	500	BLDG Tub R/R, Shtrk	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/02	115,000	Land + Bldg	Valid Sale	23169/253		VICENTE TOMAS
06/28/02	50,000	Land + Bldg	Sold Twice In Same Year	22350/350		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement			
Basement	Crawl	# 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	Oil	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

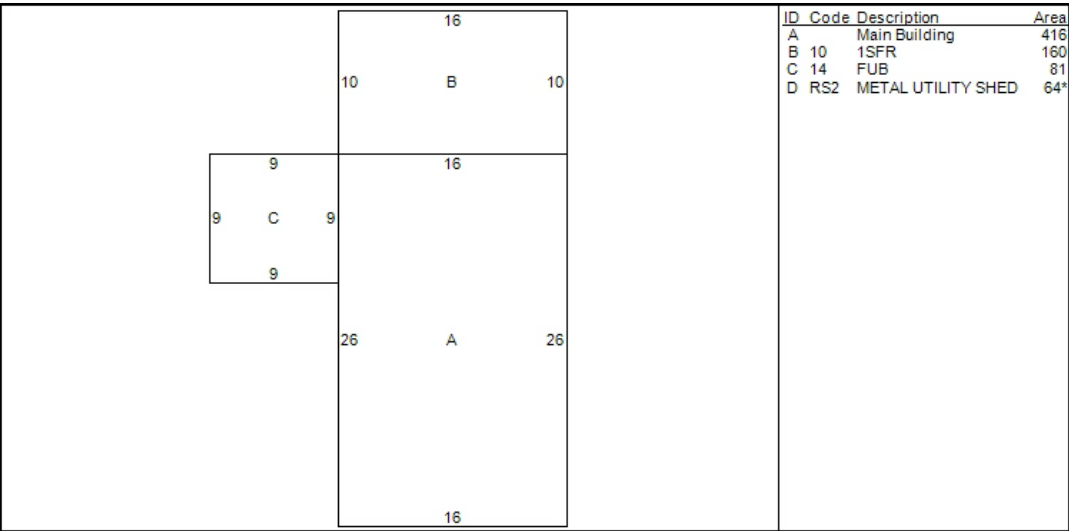
Adjustments			
Int vs Ext	Poorer	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C-	Market Adj	
Condition	Fair	Functional	
CDU	POOR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	128,104	% Good	20
Plumbing		% Good Override	
Basement	4,631	Functional	
Heating	0	Economic	
Attic	20,705	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	153,440	Additions	2,220

Ground Floor Area	416	Dwelling Value	32,910
Total Living Area	742		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	8 x 8		64	1	1995	E	A	210

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		10			1,980	
2		14			240	