

Situs : 21 FREDERICK ST

Parcel ID: 154-013

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

WALKER JOEANN TRUSTEE
MITCHELL FAMILY IRREVOCABLE TRUST
21 FREDERICK ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	3
Vol / Pg	35081/348
District	
Zoning	R1C
Class	Residential

Property Notes



154-013 03/22/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	1,928			1,410

Total Acres: .205
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/02/20	GL	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,800	79,800	0	74,500
Building	158,100	157,500	0	146,500
Total	237,900	237,300	0	221,000

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/27/18	BPA-18-576	18,200	EXTERIOR	100
09/22/98	29612	7,200	BLDG 20 Winds, Sidin	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/17/07		Land + Bldg	Transfer Of Convenience	35081/348		WALKER JOEANN TRUSTEE

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Dwelling Information			
Style	Colonial Ne	Year Built	1930
Story height	1	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	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	1

Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

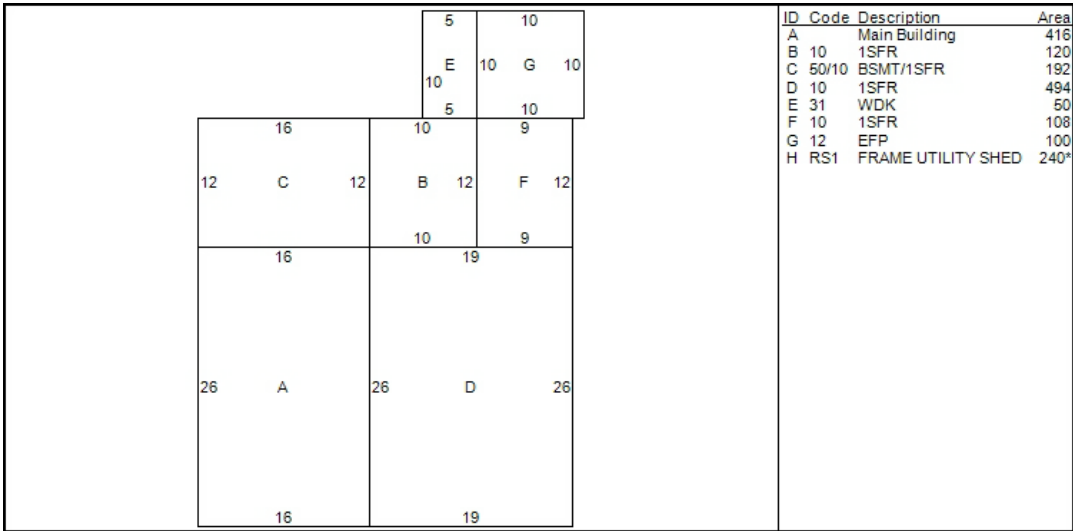
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	132,066	% Good	65
Plumbing	9,062	% Good Override	
Basement	12,393	Functional	
Heating	0	Economic	
Attic	21,346	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	178,280	Additions	40,770

Ground Floor Area	416	Dwelling Value	156,650
Total Living Area	1,496		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	240	240	1	1986	C	A	880

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		10			5,070	5		10			4,620	
2	50	10			9,100	6		12			2,020	
3		10			19,440							
4		31			520							