

Situs : 21 JORDAN ST

Parcel ID: 172-333

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ZADE GARY
 & DONNA M ZADE
 21 JORDAN ST
 BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	11
Vol / Pg	21316/88
District	
Zoning	R1C
Class	Residential

Property Notes



172-333 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,440			89,020

Total Acres: .1708
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,000	89,000	0	78,500
Building	191,100	202,400	0	169,200
Total	280,100	291,400	0	247,700

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
08/14/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/24/16	64294	1,000	INT REMOD Redo Bedroom	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/09/02		Land + Bldg	Transfer Of Convenience	21316/88		
05/05/98		Land + Bldg	Family Sale	16165/335		
09/01/82	34,500	Land + Bldg				

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	288,647	% Good	62
Plumbing		% Good Override	
Basement	18,057	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	306,700	Additions	12,280
Ground Floor Area	737		
Total Living Area	1,476	Dwelling Value	202,430
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>737</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFP</td> <td>36</td> </tr> <tr> <td>C</td> <td>12</td> <td>EFP</td> <td>24</td> </tr> <tr> <td>D</td> <td>12</td> <td>EFP</td> <td>102</td> </tr> <tr> <td>E</td> <td>50/10</td> <td>BSMT/1SFR</td> <td>186</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	737	B	11	OFP	36	C	12	EFP	24	D	12	EFP	102	E	50/10	BSMT/1SFR	186
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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			560																												
2		12			500																												
3		12			2,110																												
4	50	10			9,110																												