

Situs : 3 JORDAN ST	Parcel ID: 172-336	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIEKARSKI RICHARD J TRUSTEE 3 JORDAN ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 20WNTR Vol / Pg 13266/00320 District Zoning R1C Class Residential

Property Notes



172-336 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,676		89,330
Total Acres: .1762 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,300	89,300	0	78,800
Building	189,100	201,400	0	191,800
Total	278,400	290,700	0	270,600
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
08/14/20	JR	Field Review	Other
06/07/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/22/02	36551	4,500	BLDG Reroof, V Sid	100
07/18/00	33105	24,500	BLDG Rem Found & Rep	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13266/320		

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Dwelling Information			
Style	Cape	Year Built	1960
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
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	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	197,302	% Good	76
Plumbing		% Good Override	
Basement	18,514	Functional	
Heating	0	Economic	
Attic	31,890	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	257,840	Additions	5,400
Ground Floor Area	768		
Total Living Area	1,075	Dwelling Value	201,360
Building Notes			

Outbuilding Data																													
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																					
<p>The diagram shows a main rectangular area with dimensions 12 by 24. Inside this area, there is a smaller rectangle with dimensions 8 by 8. The area of the main rectangle is 288 (12 * 24). The area of the smaller rectangle is 64 (8 * 8). The total area is 352 (288 + 64). The diagram also shows the perimeter of the main rectangle as 72 (2 * 12 + 2 * 24) and the perimeter of the smaller rectangle as 32 (2 * 8 + 2 * 8).</p>																													
<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>768</td> </tr> <tr> <td>B</td> <td>12</td> <td>EFP</td> <td>144</td> </tr> <tr> <td>C</td> <td>14</td> <td>FUB</td> <td>48</td> </tr> <tr> <td>D</td> <td>32</td> <td>CNPY</td> <td>144</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	768	B	12	EFP	144	C	14	FUB	48	D	32	CNPY	144
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A		Main Building	768																										
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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		12			3,570																								
2		14			610																								
3		32			1,220																								