

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 3 JORDAN ST

Parcel ID: 172-336

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER PIEKARSKI RICHARD J TRUSTEE

3 JORDAN ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 185 Alternate ID 20WNTR

Vol / Pg

13266/00320

District Zoning Class

R1C Residential

Property Notes



172-336 03/16/2020

Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,676			89,330

Total Acres: .1762

Spot:

	Assessment Info	rmation								
	Appraised Cost Income									
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

> % Complete 100 100

Value Flag MARKET APPROACH

Location:

	Down it Informati
Gross Building:	

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

		Entrance Information	
Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other
06/07/01	BM	Estimated For Misc Reason	Other

Sales/Ownership History

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 13266/320



RESIDENTIAL PROPERTY RECORD CARD 203

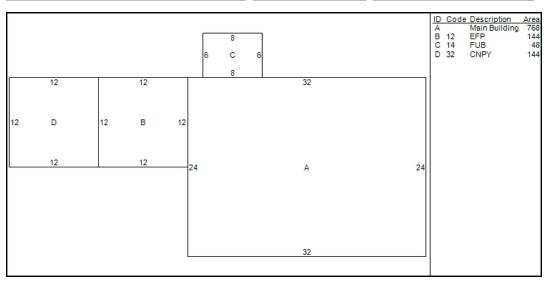
2021

BROCKTON

Situs: 3 JORDAN ST Parcel Id: 172-336 **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 Color Brown 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 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** 197,302 Base Price % Good 76 **Plumbing** % Good Override 18,514 Basement **Functional** 0 Heating Economic 31,890 Attic % Complete 10,133 **C&D Factor Other Features** Adi Factor 1 257,840 Additions 5,400 Subtotal 768 **Ground Floor Area Total Living Area** 1,075 Dwelling Value 201,360

Building Notes

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- 1						
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	Туре	Size 1	Size 2	Area Qty	Yr Blt Grade Condition	Value

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			