

Situs : 26 HIGHLAND ST
Parcel ID: 053-017
Class: Improved - Selectman/City Council
Card: 1 of 1
Printed: October 22, 2021
CURRENT OWNER

HENRY RICHARD
LENIEVE M HENRY
C/O CITY OF BROCKTON
45 SCHOOL ST
BROCKTON MA 02301-4060

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 3
Vol / Pg 38395/94
District
Zoning C2
Class Residential

Property Notes

EMINENT DOMAIN FOR NEW PUBLIC SAFETY BLD



053-017 03/21/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			94,500
Residual	SF 210			140

Total Acres: .1655
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	94,600	94,600	0	78,600
Building	245,000	237,600	0	226,100
Total	339,600	332,200	0	304,700

Manual Override Reason

Base Date of Value 1/1/2021

Effective Date of Value 1/1/2021

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other
07/27/05	BM	Entry & Sign	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/08/21	1426	3,000	REMODEL	
10/14/09	52328	5,400	BLDG Roof/Chimney	100
10/05/09	52275	38,600	BLDG Int/Ext Remodel	100
10/12/99	31578	7,000	BLDG Winds, Roof, He	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/05/10	200,000	Land + Bldg	Valid Sale	38395/94		HENRY RICHARD
10/01/09	62,100	Land + Bldg	Sale After Foreclosure	37770/089		
05/04/09	193,629	Land + Bldg	Repossession	37150/73		
10/27/05	25,000	Land + Bldg	Outlier-Written Desc Needed	31612/348		
10/05/99	25,000	Land + Bldg	Sold Twice In Same Year	17928/87		
12/03/92		Land + Bldg	Transfer Of Convenience	11474/96		
11/01/85	86,000	Land + Bldg	Valid Sale			
09/01/83	50,900	Land + Bldg				



RESIDENTIAL PROPERTY RECORD CARD

2022

BROCKTON

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Dwelling Information

Style	Colonial Ne	Year Built	1880
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		

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	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

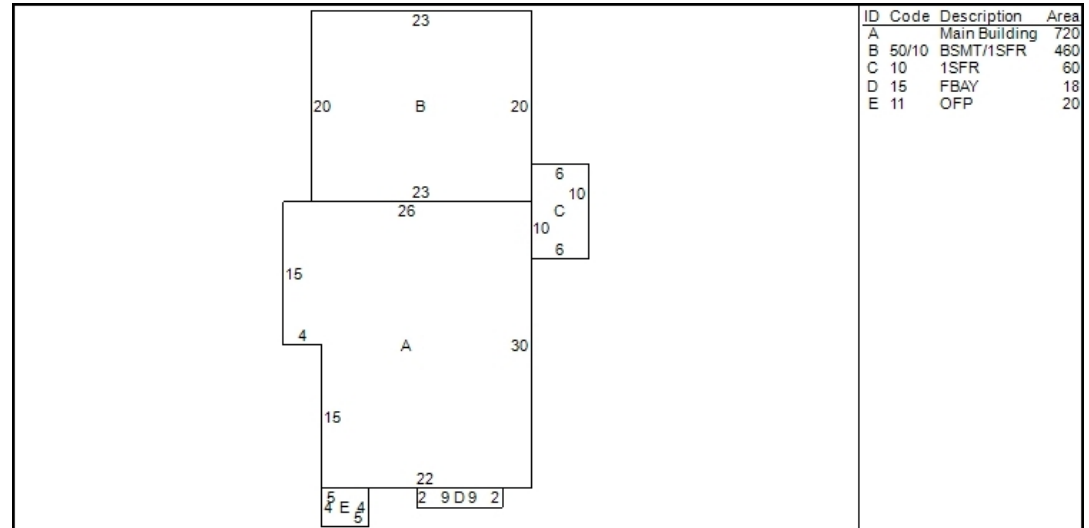
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Excellent	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	284,993	% Good	67
Plumbing	9,787	% Good Override	
Basement	17,829	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	312,610	Additions	28,140
Ground Floor Area	720		
Total Living Area	1,618	Dwelling Value	237,590

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo ModelUnit Number
Unit Level
Unit Parking
Model (MH)Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1	50	10			23,450
2		10			3,080
3		15			1,270
4		11			340