

Situs : 25 CYPRESS DR	Parcel ID: 010-194	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
A WON EDDIE 530 N MAIN ST BROCKTON MA 02301	Living Units 1 Neighborhood 310 Alternate ID 1 Vol / Pg 34425/311 District Zoning R1A Class Residential
Property Notes	



010-194 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 20,000			106,000
Residual	SF 10,170			10,170
Total Acres: .6926				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	116,200	116,200	0	111,800
	Building	429,100	605,300	0	374,000
	Total	545,300	721,500	0	485,800
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
09/10/20	GL	Field Review	Other

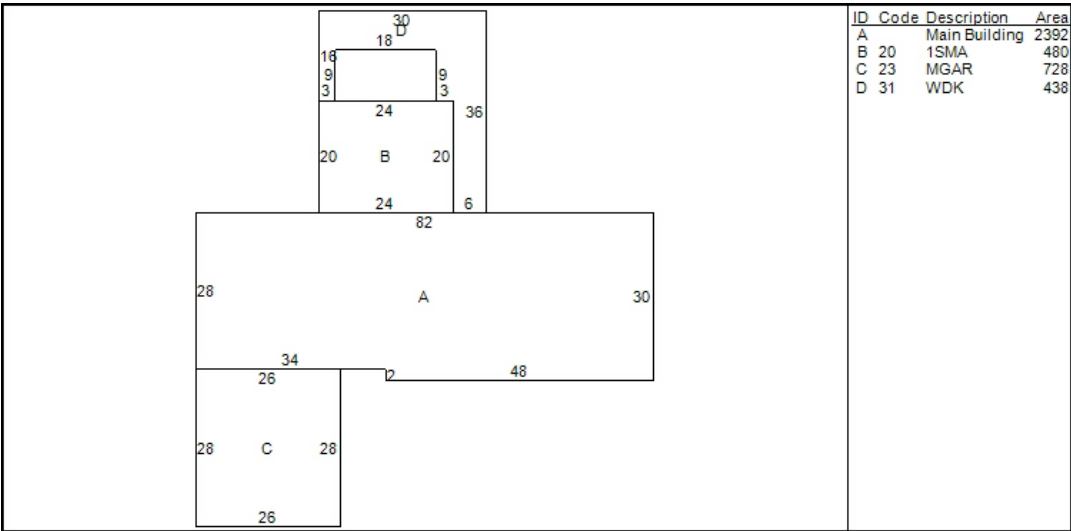
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/29/98	29137	750	BLDG Sliding Door	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/09/18	525,000	Land + Bldg	Private Sale No Put On Market	50383/31	Quit Claim	A WON EDDIE
04/23/07		Land + Bldg	Transfer Of Convenience	34425/311		

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Dwelling Information			
Style	Ranch	Year Built	1993
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	1
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	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	495,097	% Good	93
Plumbing	19,574	% Good Override	
Basement	42,235	Functional	
Heating	12,271	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	579,310	Additions	66,500
Ground Floor Area	2,392		
Total Living Area	2,872	Dwelling Value	605,260

Building Notes	



Outbuilding Data								
Type	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		20			36,640	
2		23			23,160	
3		31			6,700	