

Situs : 118 W ASHLAND ST

Parcel ID: 042-076

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SANON RUTH
C/O SOLOMON A OSEI
118 W ASHLAND ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 9B
Vol / Pg 43710/261
District
Zoning R2
Class Residential

Property Notes



042-076 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,580			1,150

Total Acres: .197
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,600	79,600	0	74,300
Building	172,500	156,600	0	155,600
Total	252,100	236,200	0	229,900

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
08/12/20	GL	Field Review	Other
11/07/06	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/30/13	B58939	5,790	BLDG Strip/Reroof	100
08/17/11	55325	1,000	BLDG Open Rear Deck	0
03/28/06	46095	300	BLDG Roof Over	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/11/13	139,500	Land + Bldg	Valid Sale	43710/261		SANON RUTH
01/03/11	93,900	Land + Bldg	Private Sale No Put On Market	39495/205		
08/08/08	1	Land + Bldg	Transfer Of Convenience	36259/268		
11/10/03		Land + Bldg	Transfer Of Convenience	26993/003		
03/01/95	69,900	Land + Bldg				
11/01/86	105,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Al/Vinyl

x

Natural

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1950

2013

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

5

Yes

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

Yes

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Average

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

189,704

17,801

0

0

0

207,510

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

72

1

1,150

Ground Floor Area

Total Living Area

Dwelling Value

150,560

816

816

Building Notes

34

6

11

6

24

24

34

A

ID Code Description Area

A Main Building 816

B 11 OFF 66

C RG1 GARAGE - WD/CB 264*

D OP1 OPEN FRAME PORCH 120*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 264

264

1

1950

C

A

5,570

Porch

10 x 12

120

1

1950

C

F

420

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

1,150