

Situs : 28 REVERE ST		Parcel ID: 054-095		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ODUMS JASON A KIMBERLEY ODUMS 28 REVERE ST BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 4 Vol / Pg 51063/314 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,048		90,720					
Total Acres: .1618 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		90,700	90,700	0	87,200				
Building		300,500	385,700	0	298,200				
Total		391,200	476,400	0	385,400				
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						
08/13/20	JR	Field Review	Other						
02/20/19	JPO	Entry & Sign	Ow ner						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
05/05/09	51552	1,600	BLDG 8' Fence	0					
02/12/09	51246	13,900	BLDG 17 Window s	0					
06/10/02	36939	800	BLDG Entry Dr, Stm D	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/01/19	385,000	Land + Bldg	Valid Sale	51063/314	Quit Claim	ODUMS JASON A			
01/29/07	260,000	Land + Bldg	Valid Sale	34039/98					

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Dwelling Information

Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	1980
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

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	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

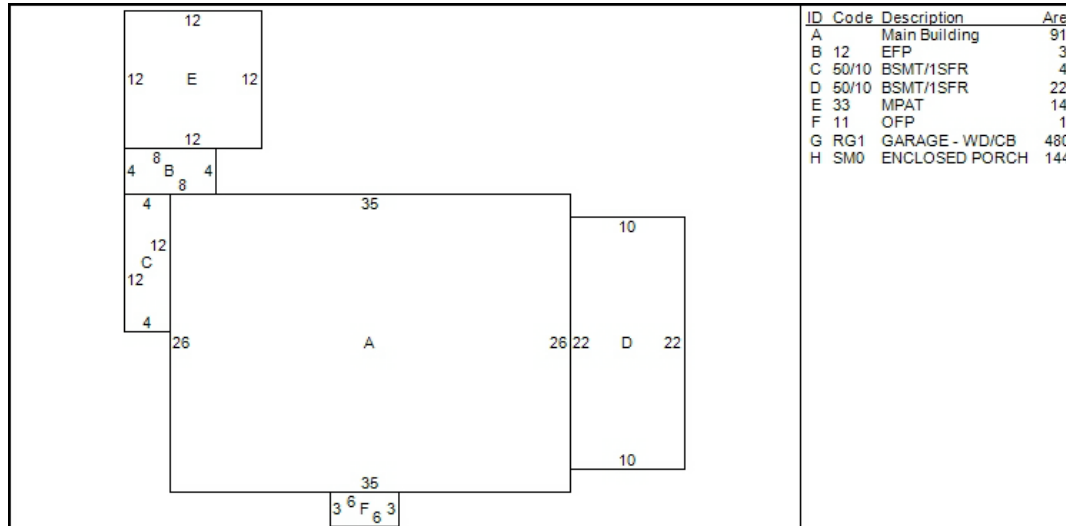
Grade & Depreciation

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

Dwelling Computations

Base Price	362,168	% Good	87
Plumbing	6,525	% Good Override	
Basement	20,597	Functional	
Heating	0	Economic	
Attic	8,869	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	408,290	Additions	21,670
Ground Floor Area	910		
Total Living Area	2,088	Dwelling Value	376,880

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	480	480	1	1925	C	A	7,920
Efp	12 x	12	144	1	2000	C	A	920

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	Line #	Low	1st	2nd	3rd	Value
1		12			960	5		11			440
2	50	10			3,920						
3	50	10			14,960						
4		33			1,390						