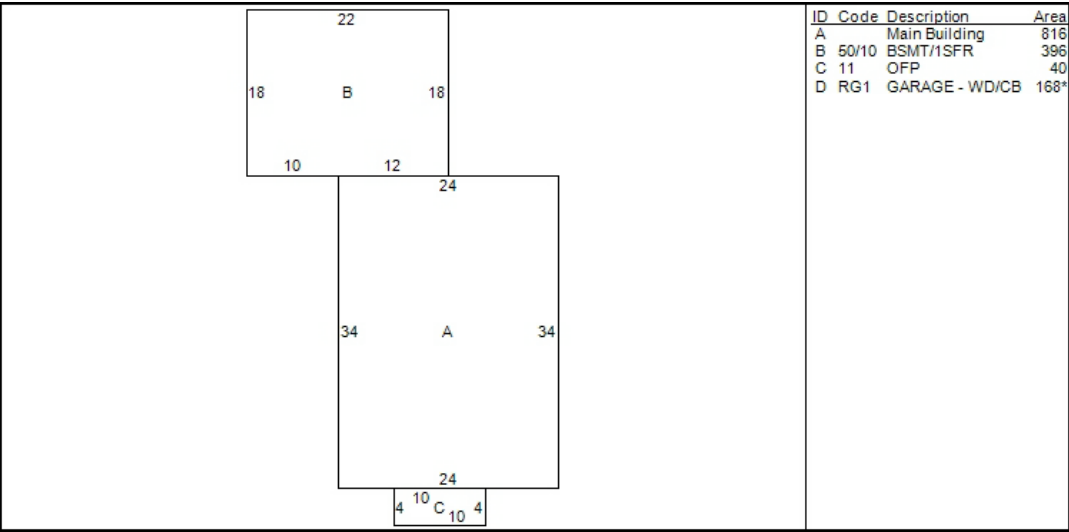


Situs : 42 THURBER AV		Parcel ID: 054-098		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DUNN MATTHEW T 42 THURBER AV BROCKTON MA 02301			Living Units 1 Neighborhood 40 Alternate ID 1 Vol / Pg 18189/285 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	5,904			89,060				
Total Acres: .1355 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		89,100	89,100	0	85,700				
Building		164,300	168,200	0	157,700				
Total		253,400	257,300	0	243,400				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
09/14/11	55451	9,500	BLDG	Strip/Reroof	0				
01/11/00	32038	2,000	BLDG	Kitchen Remodel	100				
11/23/99	31812	500	BLDG	Inspect Wood St	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/05/00	129,900	Land + Bldg	Valid Sale	18189/285		DUNN MATTHEW T			
04/24/98		Land + Bldg	Transfer Of Convenience	16125/87					

Situs : 42 THURBER AV	Parcel Id: 054-098	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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Dwelling Information			
Style	Bungalow	Year Built	1927
Story height	1	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
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	Gas	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms	1	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			
Base Price	189,704	% Good	62
Plumbing		% Good Override	
Basement	17,801	Functional	
Heating	0	Economic	
Attic	19,163	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	236,050	Additions	17,980
Ground Floor Area	816		
Total Living Area	1,457	Dwelling Value	164,330

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	168	168	1	1927	D	G	3,820

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	Unit Location
Unit Level	Unit View
Unit Parking	Model Make (MH)
Model (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	10			17,360	
2		11			620	