

Situs : 25 MINOT AV

Parcel ID: 056-079

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

CLANCY MICHELLE M
25 MINOT AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 4
Vol / Pg 17853/166
District
Zoning R3
Class Residential

Property Notes



056-079 03/21/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,600		76,370

Total Acres: .1286
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,000
Building	194,400	189,900	0	182,000
Total	270,800	266,300	0	254,000

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
04/20/18	CP	Field Review	Other
12/16/16	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/12/17	B67118	5,331	WINDWS	100
07/06/17	B67076	8,500	DECK	100
06/07/16	64812	5,000	EXTERIOR	100
03/15/11	54501	478	BLDG	0
08/22/05	44753	900	BLDG	0

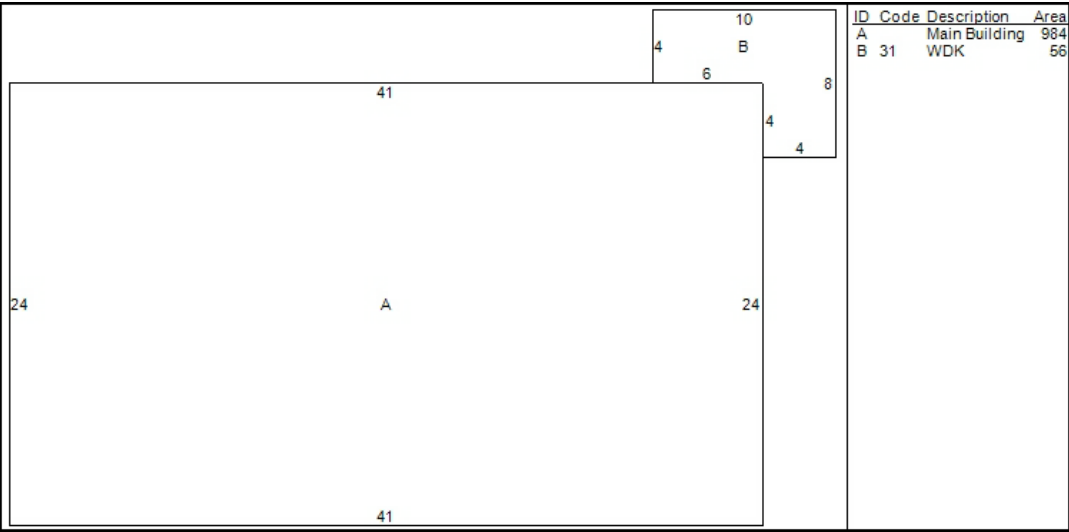
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/10/99	73,000	Land + Bldg	Valid Sale	17853/166		

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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Central Ac	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	213,762	% Good	76
Plumbing		% Good Override	
Basement	20,059	Functional	
Heating	5,828	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	249,030	Additions	680
Ground Floor Area	984		
Total Living Area	984	Dwelling Value	189,940

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		31			680	