

Situs : 336 ASH ST		Parcel ID: 059-080		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
KORNEGAY MAURICE G SR LINDA F KORNEGAY 336 ASH ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 125 Vol / Pg 44795/255 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	3,890			2,840				
Total Acres: .25 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		81,200	81,200	0	75,600				
Building		201,500	214,200	0	184,800				
Total		282,700	295,400	0	260,400				
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						
08/14/20	CM	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
12/18/15	B63788	8,622	BLDG	Insulation		100			
12/18/13	B59295	6,975	BLDG	Strip/Reroof		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/30/14	195,000	Land + Bldg	Valid Sale	44795/255					
12/19/97	30,000	Land + Bldg	Family Sale	15744/161					

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	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	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	270,783	% Good	62
Plumbing	9,787	% Good Override	
Basement	16,940	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	307,640	Additions	18,160
Ground Floor Area	660		
Total Living Area	1,491	Dwelling Value	208,900
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Det Garage	1 x	240	240	1	1925	C	A	5,310				
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		10			8,740	5		11			250	
2		11			1,050							
3	50	10	10		5,830							
4		12			2,290							