

Situs : 25 LEAVITT ST	Parcel ID: 061-097	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MARTELLI DOMENIC 75 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 19 Vol / Pg 31591/215 District Zoning R3 Class Residential

Property Notes



061-097 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,657		76,450
Total Acres: .1299 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,500	76,500	0	72,100
Building	176,300	173,900	0	155,900
Total	252,800	250,400	0	228,000
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
08/21/20	AW	Field Review	Other
04/03/07	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/10/12	56095	5,373	BLDG Siding/Gutters	0
12/05/06	47787	10,000	BLDG Plaster, Winds,	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/25/05	120,000	Land + Bldg	Outlier-Written Desc Needed	31591/215		

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1900
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

Basement	
<b>Basement</b>	Full
<b>FBLA Size</b>	x
<b>Rec Rm Size</b>	x
<b># Car Bsm t Gar</b>	
<b>FBLA Type</b>	
<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces
<b>Heat Type</b>	Basic	<b>Stacks</b>
<b>Fuel Type</b>	Oil	<b>Openings</b>
<b>System Type</b>	Steam	<b>Pre-Fab</b>

Room Detail	
<b>Bedrooms</b>	3
<b>Family Rooms</b>	
<b>Kitchens</b>	1
<b>Total Rooms</b>	6
<b>Kitchen Type</b>	
<b>Kitchen Remod</b>	No
<b>Full Baths</b>	1
<b>Half Baths</b>	1
<b>Extra Fixtures</b>	
<b>Bath Type</b>	
<b>Bath Remod</b>	No

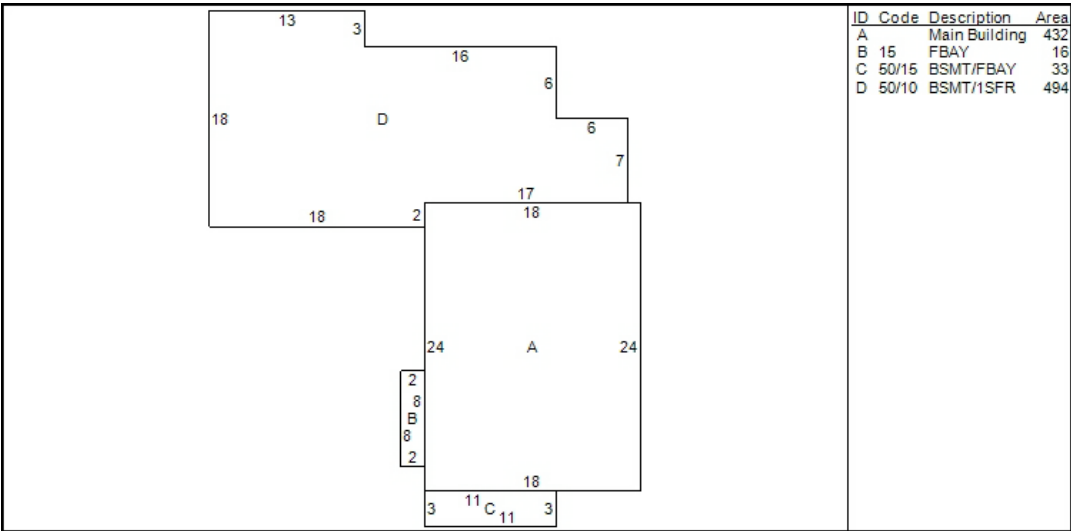
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

Grade & Depreciation	
<b>Grade</b>	C+
<b>Condition</b>	Good
<b>CDU</b>	AVERAGE
<b>Cost &amp; Design</b>	0
<b>% Complete</b>	
<b>Market Adj</b>	
<b>Functional</b>	
<b>Economic</b>	
<b>% Good Ovr</b>	

Dwelling Computations			
<b>Base Price</b>	217,602	<b>% Good</b>	62
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	13,613	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	237,740	<b>Additions</b>	26,480

<b>Ground Floor Area</b>	432	<b>Dwelling Value</b>	173,880
<b>Total Living Area</b>	1,191		

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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

Addition Details					
Line #	Low	1st	2nd	3rd	Value
1		15			1,120
2	50	15			2,110
3	50	10			23,250