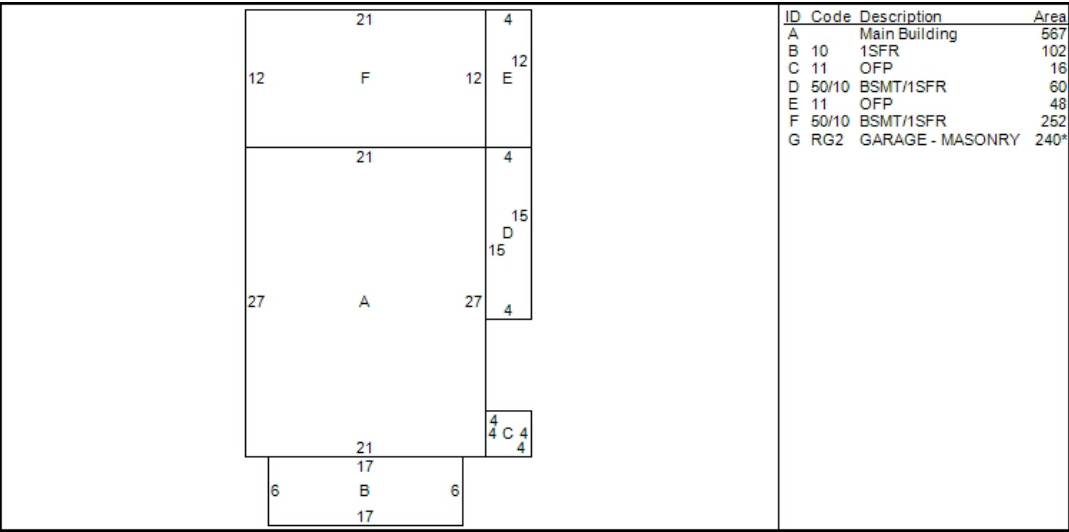


Situs : 25 W PARK ST		Parcel ID: 063-092		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
JOSEPH DANIEL MARGARETH JOSEPH CHARLES ETAL 25 W PARK ST BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 23PARK Vol / Pg 50100/94 District Zoning R3 Class Residential						
Property Notes									
VAC&ABAN									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	4,163		74,290					
Total Acres: .0956 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	74,300	74,300	0	70,500					
Building	185,200	198,300	0	171,000					
Total	259,500	272,600	0	241,500					
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					
07/26/07	48949	12,650	BLDG Strip & Reroof	0					
05/15/06	46425	3,500	BLDG See Notes	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
07/27/18	265,000	Land + Bldg	Valid Sale	50100/94	Quit Claim	JOSEPH DANIEL			
05/05/16	220,000	Land + Bldg	Family Sale	46891/190	Quit Claim	ALLAIN SYLVIA			
03/09/15	97,000	Land + Bldg	Sale After Foreclosure	45304/167		ALLAIN JOSEPH			
08/28/13	70,000	Land + Bldg	Repossession	43546/93					
08/29/06	240,000	Land + Bldg	Valid Sale	33267/316					
05/09/06	145,000	Land + Bldg	Change After Sale (Physical)	32652/189					

Situs : 25 W PARK ST	Parcel Id: 063-092	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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Dwelling Information			
Style	Colonial Ne	Year Built	1880
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	400	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
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	249,266	% Good	62
Plumbing		% Good Override	
Basement	15,594	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,662	C&D Factor	
		Adj Factor	1
Subtotal	275,520	Additions	21,090
Ground Floor Area	567		
Total Living Area	1,265	Dwelling Value	191,910

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	6,380

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			4,530	5	50	10			12,150	
2		11			250							
3	50	10			3,350							
4		11			810							