

Situs : 23 CUSHING AV		Parcel ID: 077-069		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GENTILE PHILIP W JR WILLIAM M OLSEN 23 CUSHING AV BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 3A Vol / Pg 37034/286 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	2,994			2,190				
Total Acres: .2294 Spot:									Location:
Entrance Information									
Date	ID	Entry Code	Source						
08/31/20	AW	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		80,600	80,600	0	75,100				
Building		242,100	266,100	0	231,700				
Total		322,700	346,700	0	306,800				
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		
11/21/13	B59203	23,000	BLDG	9x16 Addition			100		
05/04/09	51550	5,985	BLDG	Re-Roof			0		
04/15/97	27268	800	BLDG	Str/Rep Frnt Rf			100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/17/03		Land + Bldg		24499/90					
09/16/97	102,900	Land + Bldg	Transfer Of Convenience	15481					

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Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Green		

Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

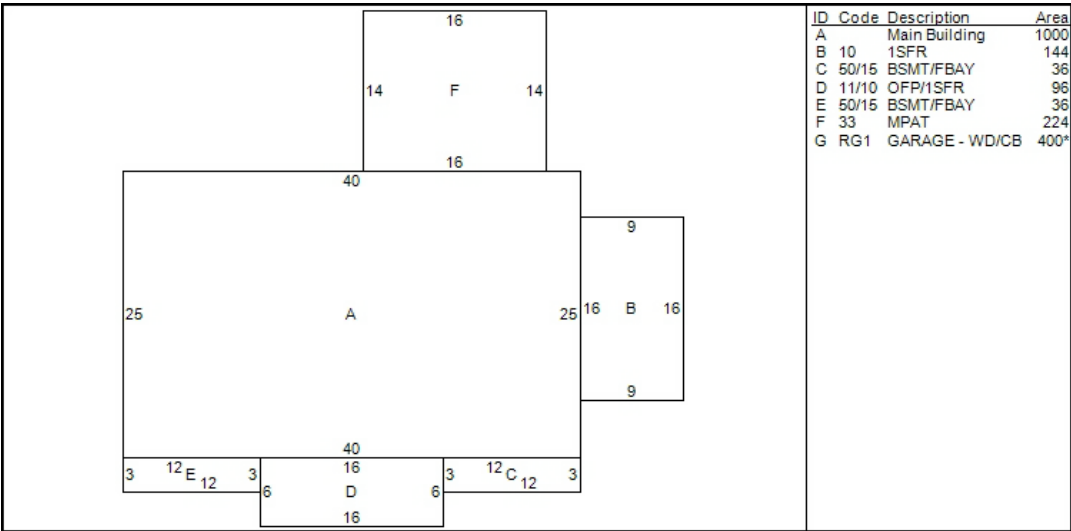
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

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

Dwelling Computations			
<b>Base Price</b>	350,354	<b>% Good</b>	62
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	21,917	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	388,930	<b>Additions</b>	16,980

<b>Ground Floor Area</b>	1,000	<b>Dwelling Value</b>	258,120
<b>Total Living Area</b>	1,812		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	G	7,930

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	Line #	Low	1st	2nd	3rd	Value
1		10			6,200	5		33			1,550
2	50	15			2,230						
3		11	10		4,770						
4	50	15			2,230						