

Situs : 25 MARKET ST		Parcel ID: 083-024		Class : Two-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SMALLEY BRUCE J (LE) GAIL S SMALLEY (LE) 25 MARKET ST BROCKTON MA 02301			Living Units 2 Neighborhood 120 Alternate ID 70 Vol / Pg 49562/78 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	4,583			74,900				
Total Acres: .1052 Spot:									Location:
Entrance Information									
Date	ID	Entry Code	Source						
09/01/20	AW	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		74,900	74,900	0	71,000				
Building		313,100	310,500	0	266,900				
Total		388,000	385,400	0	337,900				
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		
07/23/07	48913	3,000	BLDG Vinyl Siding				0		
04/30/98	28828	1,000	BLDG 8 X 16 Shed				100		
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/08/18	100	Land + Bldg	Transfer Of Convenience	49562/78	Quit Claim	SMALLEY BRUCE J (LE)			
08/01/82	30,000	Land + Bldg	Repossession						
02/01/82		Land + Bldg	Repossession						
5199/272									

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Dwelling Information

Style	Two Family	Year Built	1889
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

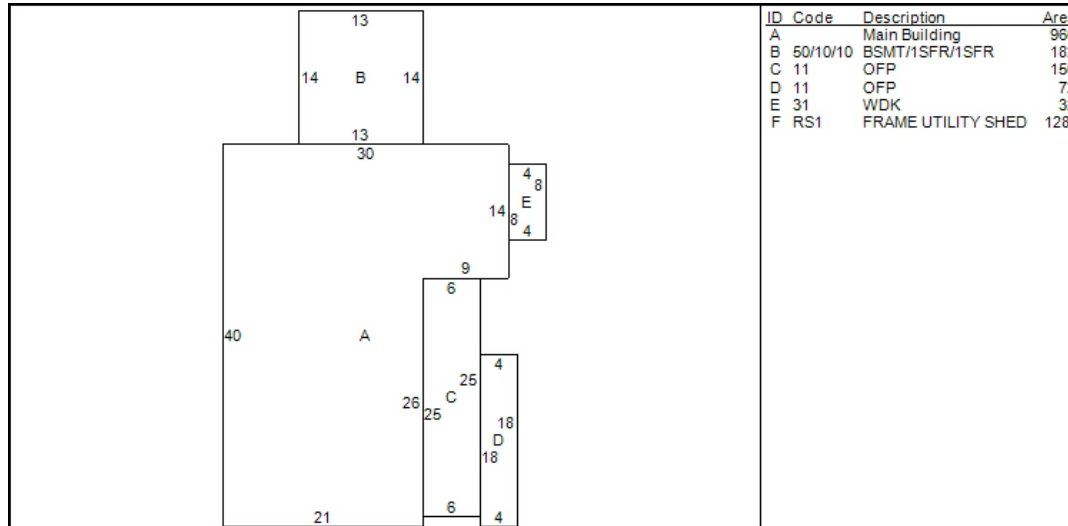
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	342,235	% Good	62
Plumbing		% Good Override	
Basement	21,409	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	10
		Adj Factor	1
Subtotal	373,780	Additions	55,120
Ground Floor Area	966		
Total Living Area	1,813	Dwelling Value	310,040

Building Notes



ID Code	Description	Area
A	Main Building	966
B	50/10/10 BSM'T/1SFR/1SFR	182
C	11 OFF	150
D	11 OFF	72
E	31 WDK	32
F	RS1 FRAME UTILITY SHED	128*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	128	128	1	1998	D	F	420

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	50	10	10		47,800
2		11			4,090
3		11			2,420
4			31		810