


Situs : 23 GAMMON ST	Parcel ID: 097-043	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ZHUWAO MICHAEL VIRGINIA V ZHUWAO 23 GAMMON ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 2 Vol / Pg 49253/328 District Zoning R2 Class Residential
Property Notes	



097-043 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	830			610
<div> <div>Total Acres: .1798</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	358,500	511,800	0	363,200
Total	437,500	590,800	0	437,100
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
Value Flag	MARKET APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/18/20	GL	Field Review	Other
05/19/09	LK	Not At Home	Other

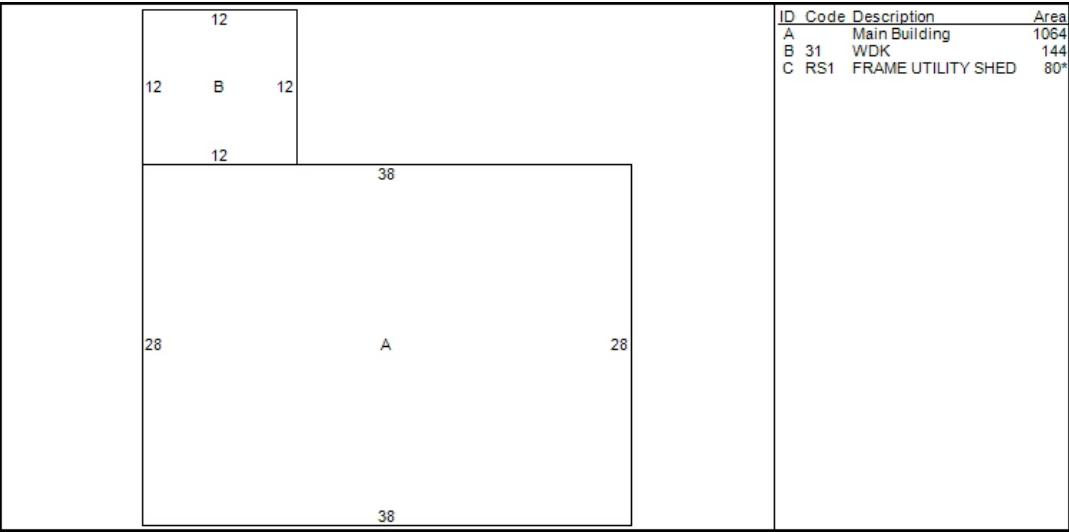
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/18/18	69583	21,340	SOLARPANLS	100
09/30/11	55518	10,000	BLDG Redo Basement	0
10/20/08	50886	158,902	BLDG 38 X 28 Colonia	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/01/17	380,000	Land + Bldg	Valid Sale	49253/328	Quit Claim	ZHUWAO MICHAEL
09/19/12		Land + Bldg	Transfer Of Convenience	41963/345		
01/28/09	324,000	Land + Bldg	Valid Sale	36730/332		
07/28/08		Land Only	Transfer Of Convenience	36214/183		

Situs : 23 GAMMON ST	Parcel Id: 097-043	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial	Year Built	2008
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	2011
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	500	FBLA Type	Typical
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6	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	B-	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	416,334	% Good	93
Plumbing	27,066	% Good Override	
Basement	23,677	Functional	
Heating	11,350	Economic	
Attic	40,783	% Complete	
Other Features	27,642	C&D Factor	
		Adj Factor	1
Subtotal	546,850	Additions	2,330
Ground Floor Area	1,064		
Total Living Area	3,054	Dwelling Value	510,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2010	C	A	880

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		31			2,330	