

Situs : 23 BUNKER AV

Parcel ID: 097-091

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MAHONEY GERALD J TR
C/O DOMINGOS T MEDINA
23 BUNKER AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 6
Vol / Pg 38502/182
District
Zoning R2
Class Residential

Property Notes



097-091 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,018			76,980

Total Acres: .1382
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	218,100	213,900	0	169,600
Total	295,100	290,900	0	242,100

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
08/19/20	GL	Field Review	Other
06/12/12	RH	Entry & Sign	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/21/08	49907	15,000	BLDG V Side, Trim,Ce	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/07/10	1	Land + Bldg	Family Sale	38502/182		MAHONEY GERALD J TR
08/22/03		Land + Bldg	Transfer Of Convenience	26283/263		

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Dwelling Information			
Style	Colonial	Year Built	1898
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	310,118	% Good	62
Plumbing	6,041	% Good Override	
Basement	17,637	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	333,800	Additions	3,470
Ground Floor Area	804		
Total Living Area	1,608	Dwelling Value	210,430
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>804</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFP</td> <td>105</td> </tr> <tr> <td>C</td> <td>11/11</td> <td>OFP/OFP</td> <td>72</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>324*</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	804	B	11	OFP	105	C	11/11	OFP/OFP	72	D	RG1	GARAGE - WD/CB	324*
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A		Main Building	804																		
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D	RG1	GARAGE - WD/CB	324*																		
Outbuilding Data																					
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value													
Det Garage	1 x	324	324	1	1925	D	F	3,500													
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		11			1,610																
2		11	11		1,860																