

Situs : 20 BUNKER AV

Parcel ID: 097-093

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

HERNANDEZ GERMAN A
20 BUNKER AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units3

Neighborhood90

Alternate ID2


Vol / Pg28461/198

District

ZoningR2

ClassResidential

Property Notes



097-093 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	4,030			74,090

Total Acres: .0925

Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,100	74,100	0	70,400
Building	325,500	320,900	0	276,500
Total	399,600	395,000	0	346,900

Manual Override Reason

Base Date of Value1/1/2020

Effective Date of Value1/1/2020

Value FlagMARKET APPROACH

Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/19/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/13/01	34990	1,200	BLDG Redo Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/04	405,000	Land + Bldg	Valid Sale	28461/198		
10/01/96	90,000	Land + Bldg	Valid Sale			
07/01/87	150,000	Land + Bldg	Valid Sale			

Situs : 20 BUNKER AV	Parcel Id: 097-093	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	---------------------	--------------	---------------------------

Dwelling Information			
Style	3 Fam Flat	Year Built	1898
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	581,893	% Good	45
Plumbing	18,124	% Good Override	
Basement	24,268	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	8,420
Subtotal	624,290		
Ground Floor Area	1,295		
Total Living Area	3,885	Dwelling Value	317,440
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Det Garage	1 x 180		180	1	1925	D	A	3,500	

Condominium / Mobile Home Information			
Complex Name			
Condo Model			
Unit Number		Unit Location	
Unit Level		Unit View	
Unit Parking		Model Make (MH)	
Model (MH)			

Addition Details					
Line #	Low	1st	2nd	3rd	Value
1		11	11	11	3,510
2		14			320
3		11	11	31	4,590