

Situs : 24 BUNKER AV	Parcel ID: 097-094	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DOMINIQUE WILNER TRUSTEE 24 BUNKER AVENUE TRUST 72 CUMBERLAND DR BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 3 Vol / Pg 17697/93 District Zoning R2 Class Residential

Property Notes



097-094 03/18/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
	SF	7,000		78,400
	SF	2,506		1,830
Total Acres: .2182				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	80,200	80,200	0	74,800
Building	342,200	363,100	0	281,100
Total	422,400	443,300	0	355,900
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
02/05/18	CP	Entry & Sign	Ow ner
09/10/14	DR	Unoccupied	Tenant

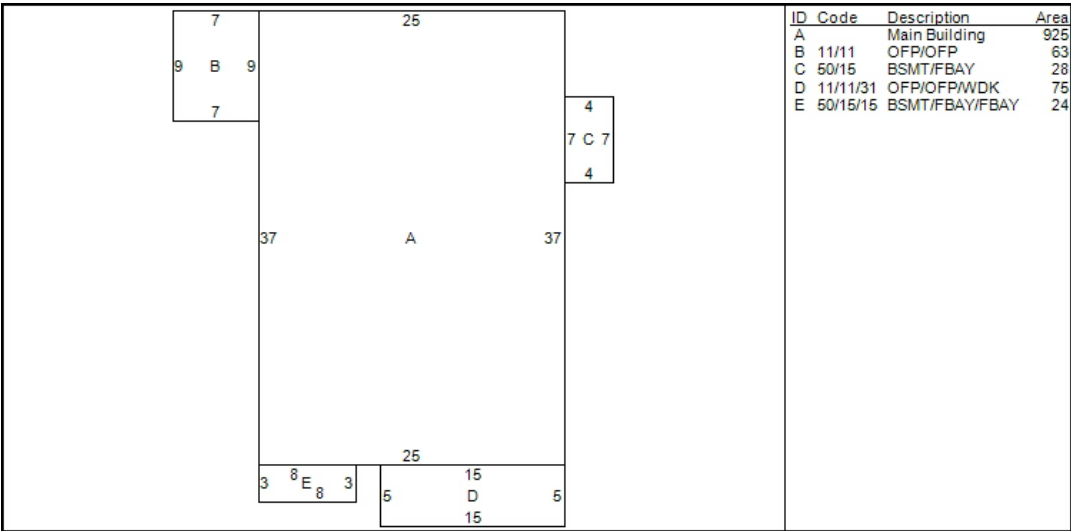
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
07/26/99		Land + Bldg	Transfer Of Convenience	17697/93	

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Dwelling Information			
Style	Tw o Family	Year Built	1898
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	454,404	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,800	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	484,990	Additions	32,360
Ground Floor Area	925		
Total Living Area	2,389	Dwelling Value	363,120

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	11		4,030	
2	50	15			8,430	
3		11	11	31	6,010	
4	50	15	15		13,890	