

Situs : 28 BUNKER AV	Parcel ID: 097-095	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
WRIGHT CHARLES WRIGHT AMY 28 BUNKER AVE BROCKTON MA 02302	Living Units 1 Neighborhood 90 Alternate ID 4-1 Vol / Pg 51856/170 District Zoning R2 Class Residential

Property Notes



097-095 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	3,791			73,750
Total Acres: .087 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,800	73,800	0	70,100
Building	149,800	120,000	0	125,800
Total	223,600	193,800	0	195,900
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/28/19	1	Land + Bldg	Transfer Of Convenience	51856/170	Quit Claim	WRIGHT CHARLES
07/31/17	160,000	Land + Bldg	Valid Sale	48734/184	Quit Claim	WRIGHT AMY
05/20/08	52,000	Land + Bldg	Sale After Foreclosure	35984/100		
05/25/06	189,935	Land + Bldg	Repossession	32736/168		
05/09/05		Land + Bldg	Transfer Of Convenience	30489/67		
05/09/05	220,000	Land + Bldg	Sold Twice In Same Year	30489/38		
01/25/99		Land + Bldg	Transfer Of Convenience	17078/218		

Situs : 28 BUNKER AV

Parcel Id: 097-095

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style Cape **Year Built** 1950
Story height 1.5 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Al/Vinyl **Amenities**
Masonry Trim x
Color White **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 Oil **Openings**
System Type Steam **Pre-Fab**

Room Detail

Bedrooms 3 **Full Baths** 1
Family Rooms **Half Baths**
Kitchens **Extra Fixtures**
Total Rooms 5
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

Int vs Ext Poorer **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

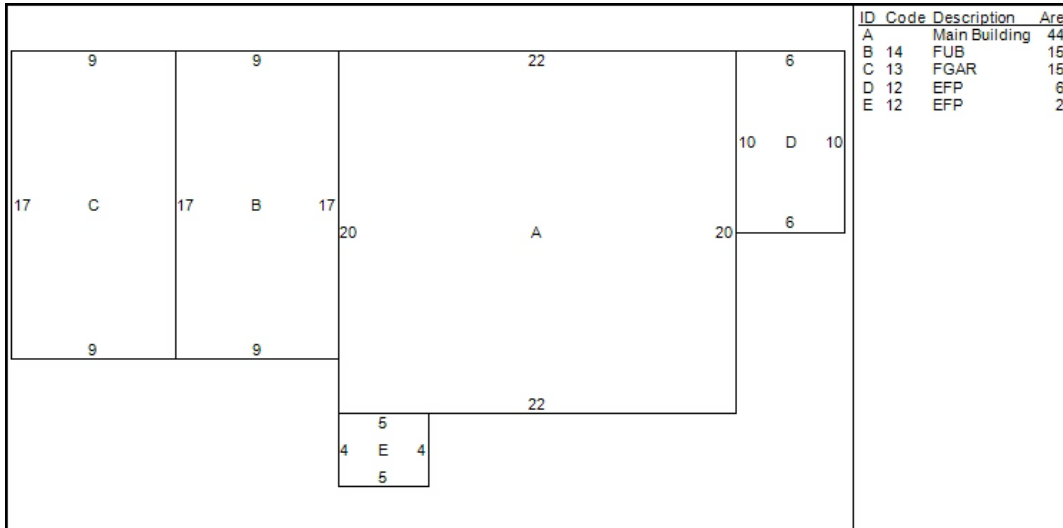
Grade & Depreciation

Grade C- **Market Adj**
Condition Average **Functional**
CDU FAIR **Economic**
Cost & Design 0 **% Good Ovr**
% Complete

Dwelling Computations

Base Price 197,262 **% Good** 55
Plumbing **% Good Override**
Basement 12,340 **Functional**
Heating 0 **Economic**
Attic 0 **% Complete**
Other Features 0 **C&D Factor**
Subtotal 209,600 **Adj Factor** 1
Additions 4,730
Ground Floor Area 440
Total Living Area 660 **Dwelling Value** 120,010

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		14			1,210
2		13			2,200
3		12			990
4		12			330