

Situs : 30 BUNKER AV

Parcel ID: 097-096

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PEVZNER ALEXANDER
30 BUNKER AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units3

Neighborhood90

Alternate ID4

Vol / Pg49044/130

District

ZoningR2

ClassResidential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,204			75,800

Total Acres: .1195

Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	370,900	371,100	0	312,400
Total	446,700	446,900	0	384,000

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
06/19/07	48737	6,500	BLDG Reroof Rubber	0
07/10/06	46817	7,800	BLDG Frt Porch Work	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/13/17	345,000	Land + Bldg	Valid Sale	49044/130	Quit Claim	PEVZNER ALEXANDER
11/04/98		Land + Bldg	Family Sale	16777/256		

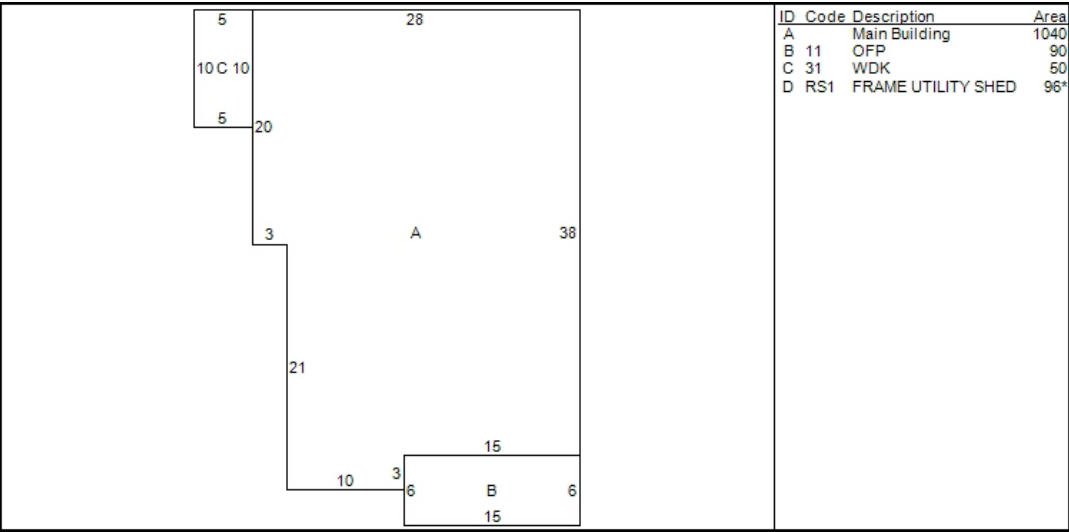


097-096 03/18/2020

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Dwelling Information			
Style	3 Fam Flat	Year Built	1903
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Gray	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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	12		
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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	499,572	% Good	62
Plumbing	18,124	% Good Override	
Basement	20,835	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	538,530	Additions	3,590
Ground Floor Area	1,040		
Total Living Area	3,120	Dwelling Value	370,870

Building Notes



ID	Code	Description	Area
A		Main Building	1040
B	11	OPF	90
C	31	WDK	50
D	RS1	FRAME UTILITY SHED	96*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	96	96	1	1925	D	A	270

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			2,600	
2		31			990	