

Situs : 38 BUNKER AV

Parcel ID: 097-097

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

JORGE ADRIANO
ANA JORGE
38 BUNKER AVENUE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 90
Alternate ID 6 LANSDOWNE
Vol / Pg 35829/114
District
Zoning R2
Class Residential

Property Notes



097-097 03/18/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,585			77,800

Total Acres: .1512
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,800	77,800	0	73,100
Building	372,700	389,100	0	323,600
Total	450,500	466,900	0	396,700

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/01/08	50091	1,500	BLDG Shtrk, Kit Cabs	0
01/30/02	36104	3,000	BLDG Rep Roof W/Rubb	100
06/10/97	27556	600	BLDG Rep.2 Prches	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/09/08	260,000	Land + Bldg	Valid Sale	35829/114		
08/07/07	340,000	Land + Bldg	Repossession	34924/304		
05/10/06	455,000	Land + Bldg	Valid Sale	32656/310		
03/17/04	390,000	Land + Bldg	Valid Sale	27749/095		
03/01/02	250,000	Land + Bldg	Valid Sale	21640/248		
09/20/01		Land + Bldg	Transfer Of Convenience	20565/4		
09/09/99		Land + Bldg	Transfer Of Convenience	17850/318		
05/09/97	57,000	Land + Bldg	Sale After Foreclosure	15162		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1908
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13	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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	516,488	% Good	62
Plumbing	18,124	% Good Override	
Basement	21,540	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	9,800
Subtotal	556,150		
Ground Floor Area	1,093		
Total Living Area	3,279	Dwelling Value	389,100
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1093</td> </tr> <tr> <td>B</td> <td>11/11/11</td> <td>OFP/OFP/OFP</td> <td>40</td> </tr> <tr> <td>C</td> <td>11/11/11</td> <td>OFP/OFP/OFP</td> <td>72</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1093	B	11/11/11	OFP/OFP/OFP	40	C	11/11/11	OFP/OFP/OFP	72
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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	11	3,910																				
2		11	11	11	5,890																				