

**Situs : 25 LANSDOWNE ST**

**Parcel ID: 097-102**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

ZANELLA TO DEBORAH A TRUSTEE  
ZANELLA TO REALTY TRUST  
25 LANSDOWNE ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	90
Alternate ID	12
Vol / Pg	49131/286
District	
Zoning	R2
Class	Residential

## Property Notes



097-102 03/18/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,035			75,550

Total Acres: .1156  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	75,600	75,600	0	71,400
Building	170,300	158,400	0	151,200
Total	245,900	234,000	0	222,600

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
08/19/20	GL	Field Review	Other
09/10/14	DR	Estimated For Misc Reason	Other

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/01/17	1	Land + Bldg	Transfer Of Convenience	49131/286 4267/634	Quit Claim	ZANELATO DEBORAH A TRUSTEE

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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	1
Fuel Type	Oil	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	203,237	% Good	62
Plumbing		% Good Override	
Basement	19,071	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	231,690	Additions	11,280
Ground Floor Area	911		
Total Living Area	1,117	Dwelling Value	154,930
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Det Garage	1 x 180		180	1	1925	C	F	3,500				
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	Line #	Low	1st	2nd	3rd	Value	
1	50	10			6,010	6		11			370	
3			15		1,120							
4	50	10			3,100							
5			31		680							