

Situs : 25 MAY AV	Parcel ID: 099-098	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VERELIEN SIMONE 25 MAY AV BROCKTON MA 02301	Living Units 2 Neighborhood 60 Alternate ID 11 Vol / Pg 19328/2 District Zoning R1C Class Residential

Property Notes



099-098 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,888		89,040
Total Acres: .1352 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,000	89,000	0	85,700
Building	357,100	401,900	0	318,700
Total	446,100	490,900	0	404,400
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
08/10/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/07/11	55721	12,700	BLDG Strip/Re-Roof	0
08/21/09	52077	1,000	BLDG Remove Kit & Ba	0
05/31/07	48643	3,800	BLDG Repair Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/01/01	214,901	Land + Bldg	Sale Of Portion/Other Comm	19328/2	Quit Claim	
09/13/99		Land + Bldg	Family Sale	17856/308		
11/01/90		Land + Bldg		10016/00158		

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	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	4	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

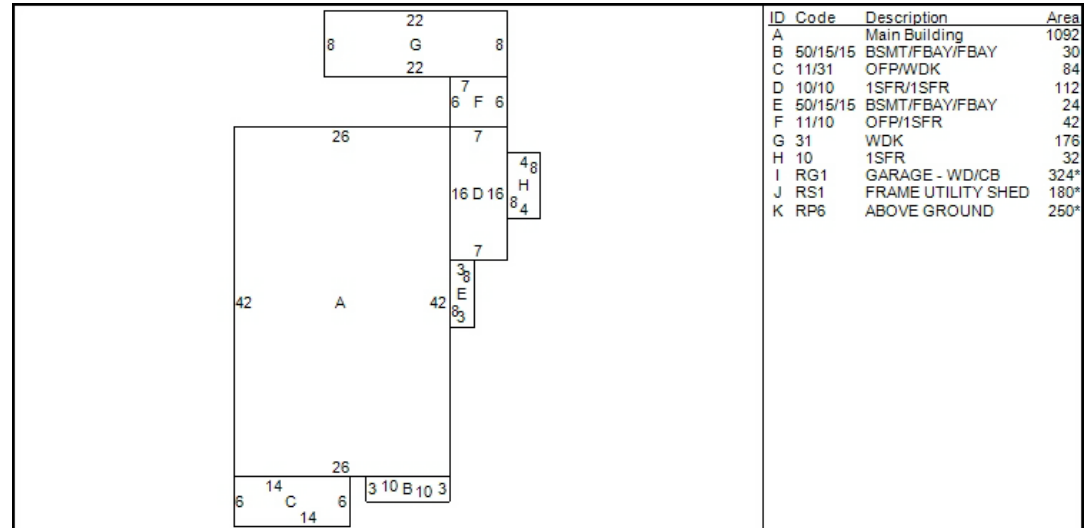
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	408,610	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,238	Functional	
Heating	0	Economic	
Attic	10,007	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	451,640	Additions	85,990
Ground Floor Area	1,092		
Total Living Area	2,590	Dwelling Value	394,010

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 324		324	1	1925	C	A	6,230
Frame Shed	1 x 180		180	1	2007	C	A	1,660
Ag Pool	1 x 250		250	1	2007	C	A	

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	15	15		15,620	5		11	10		10,040
2		11	31		4,280	6		31			2,790
3		10	10		31,560	7		10			7,810
4	50	15	15		13,890						