

Situs : 20 BURKESIDE AV

Parcel ID: 100-027

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ALVES BENJAMIN D
ALVES DE ANDRADE AMERICO
20 BURKESIDE AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 60
Alternate ID 1-1
Vol / Pg 51866/244
District
Zoning R1C
Class Residential



100-027 03/16/2020

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,442			5,170

Total Acres: .3545
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,200	100,200	0	96,000
Building	408,800	490,900	0	349,200
Total	509,000	591,100	0	445,200

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
08/10/20	GL	Field Review	Other
02/21/05	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/25/19	BP-19-261	250	REMODEL	
11/16/10	54154	11,000	BLDG Weatherization	0
11/22/04	43137	10,000	BLDG 10 Rep Winds	0
05/19/04	L	0	BLDG Lgus	100
01/29/02	36094	900	BLDG Shtrk, Pt, Drs,	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/19	560,000	Land + Bldg	Valid Sale	51866/244	Quit Claim	ALVES BENJAMIN D
12/05/01	220,000	Land + Bldg	Valid Sale	21058/118		JOACHIM CARL P

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		

Basement

Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

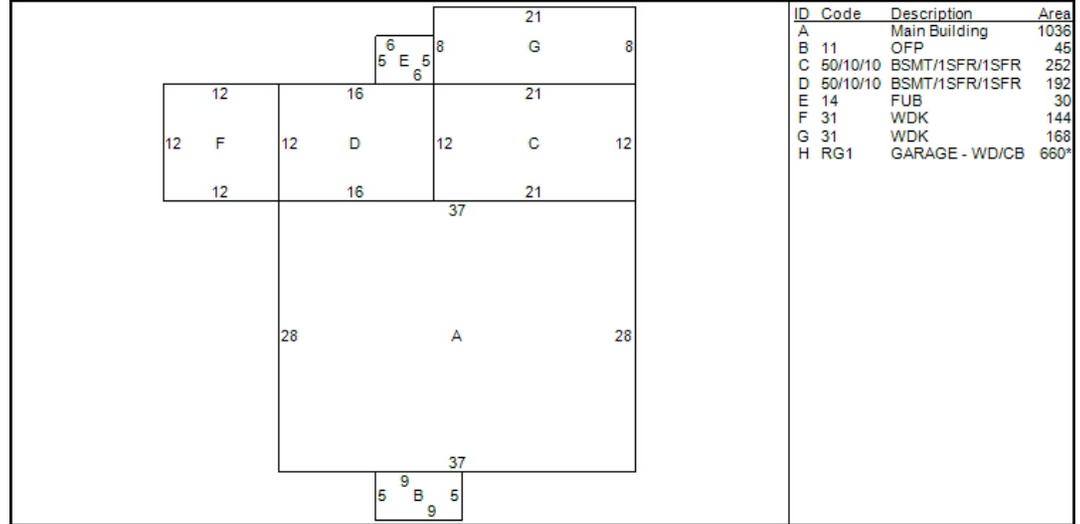
Grade & Depreciation

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

Dwelling Computations

Base Price	394,321	% Good	67
Plumbing	19,574	% Good Override	
Basement	22,425	Functional	
Heating	10,750	Economic	
Attic	24,141	% Complete	
Other Features	3,689	C&D Factor	10
		Adj Factor	1
Subtotal	474,900	Additions	130,990
Ground Floor Area	1,036		
Total Living Area	3,271	Dwelling Value	480,990

Building Notes



ID Code	Description	Area
A	Main Building	1036
B 11	OFF	45
C 50/10/10	BSMT/1SFR/1SFR	252
D 50/10/10	BSMT/1SFR/1SFR	192
E 14	FUB	30
F 31	WDK	144
G 31	WDK	168
H RG1	GARAGE - WD/CB	660*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 660		660	1	1925	C	A	9,870

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		11			1,940	5		31			2,550
2	50	10	10		67,540	6		31			2,880
3	50	10	10		55,610						
4		14			470						