

Situs : 20 BURKESIDE AV

Parcel ID: 100-027

Class : Tw o-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 Units2

Neighborhood60

Alternate ID1-1


Vol / Pg51866/244

District

ZoningR1C

ClassResidential

Property Notes



100-027 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,442			5,170
<div> <div>Total Acres: .3545</div> <div>Spot:</div> <div>Location:</div> </div>				

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
<div> <div>Manual Override Reason</div> <div>Base Date of Value1/1/2020</div> <div>Effective Date of Value1/1/2020</div> </div>				
Value Flag	MARKET APPROACH			
Gross Building:				

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	Tw o 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		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

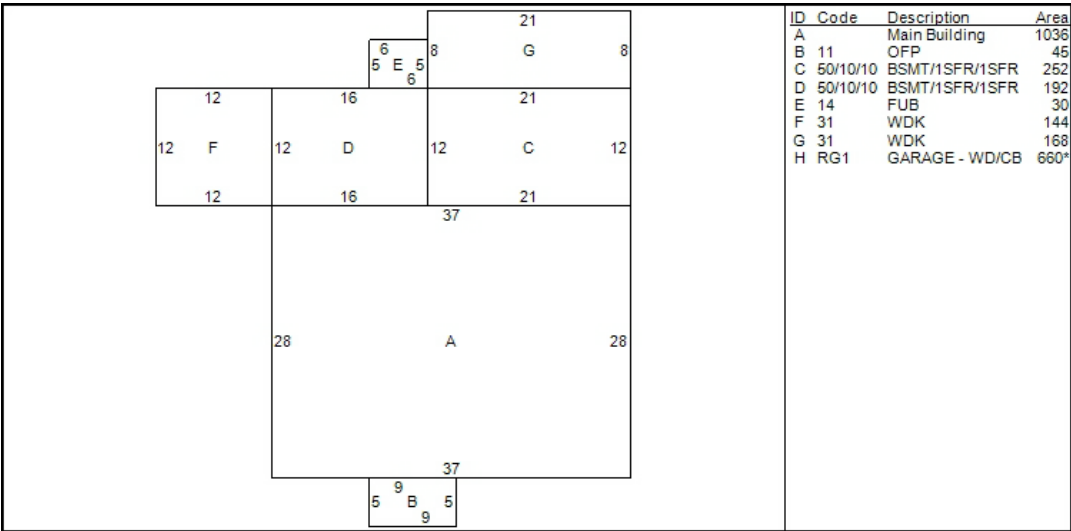
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	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
		Additions	130,990
Subtotal	474,900		

Ground Floor Area	1,036		
Total Living Area	3,271	Dwelling Value	480,990

Building Notes			



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						