

| | | | | |
|--------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 52 BURKESIDE AV | Parcel ID: 100-032 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|--------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| SOWDEN CHRISTINE M 52 BURKESIDE AV BROCKTON MA 02301 | Living Units 1 Neighborhood 60 Alternate ID 4 Vol / Pg 38252/284 District Zoning R1C Class Residential |
| Property Notes | |
| | |



100-032 03/16/2020

| Land Information | | | | |
|--------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 5,480 | | | 5,210 |
| Total Acres: .3554 | | | | |
| Spot: | | Location: | | |

| Assessment Information | | | | |
|-------------------------|-----------------|---------|----------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 100,200 | 100,200 | 0 | 96,000 |
| Building | 248,000 | 315,500 | 0 | 244,300 |
| Total | 348,200 | 415,700 | 0 | 340,300 |
| 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 |
| 08/06/13 | B58637 | 22,000 | BLDG Solar Panels | 0 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-------------|----------------|-------------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 02/18/10 | 217,500 | Land + Bldg | Valid Sale | 38252/284 | Foreclosure | |
| 12/05/00 | | Land + Bldg | Family Sale | 19134/297 | | |
| 08/28/97 | 122,000 | Land + Bldg | | 15436/202 | | |

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Parcel Id: 100-032

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Dwelling Information

| | | | |
|-----------------------|----------|-----------------------|------|
| Style | Cape | Year Built | 1930 |
| Story height | 1.5 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Red | 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 | 1 |
| Fuel Type | Oil | Openings | 1 |
| System Type | Steam | Pre-Fab | |

Room Detail

| | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | 1 |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 8 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

Adjustments

| | | | |
|--------------------------|------|------------------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

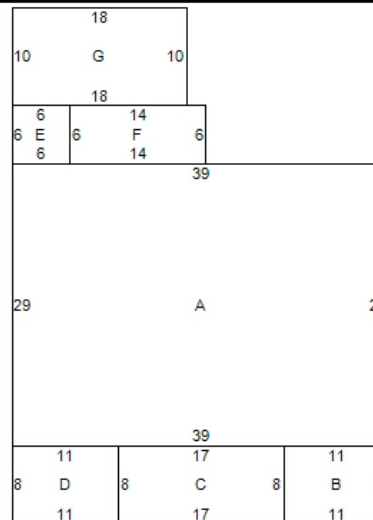
Grade & Depreciation

| | | | |
|--------------------------|------|-------------------|--|
| Grade | C+ | Market Adj | |
| Condition | Good | Functional | |
| CDU | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |

Dwelling Computations

| | | | |
|--------------------------|---------|------------------------|---------|
| Base Price | 380,803 | % Good | 70 |
| Plumbing | 6,525 | % Good Override | |
| Basement | 23,822 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 10,133 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 421,280 | Additions | 11,690 |
| Ground Floor Area | 1,131 | | |
| Total Living Area | 1,781 | Dwelling Value | 306,590 |

Building Notes



| ID | Code | Description | Area |
|----|-------|----------------|------|
| A | | Main Building | 1131 |
| B | 33 | MPAT | 88 |
| C | 11 | OFF | 136 |
| D | 33 | MPAT | 88 |
| E | 11 | OFF | 36 |
| F | 50/10 | BSMT/1SFR | 84 |
| G | 31 | WDK | 180 |
| H | RG1 | GARAGE - WD/CB | 480* |

Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x | 480 | 480 | 1 | 1930 | C | G | 8,910 |

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 | | 33 | | | 700 | 5 | 50 | 10 | | | 5,040 |
| 2 | | 11 | | | 2,520 | 6 | | 31 | | | 2,100 |
| 3 | | 33 | | | 700 | | | | | | |
| 4 | | 11 | | | 630 | | | | | | |