

Situs : 20 NASH AV	Parcel ID: 100-080	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ROJAS JOSUE TAMMIE ROJAS 20 NASH AV BROCKTON MA 02301	Living Units 1 Neighborhood 60 Alternate ID 1 Vol / Pg 37417/289 District Zoning R1C Class Residential
Property Notes	



100-080 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 5,776			5,490
Total Acres: .3622				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	100,500	100,500	0	96,300
Building	170,000	188,100	0	169,900
Total	270,500	288,600	0	266,200
Manual Override Reason				
		Base Date of Value	1/1/2020	
Value Flag	MARKET APPROACH	Effective Date of Value	1/1/2020	
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/11/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/23/13	B58752	18,323	BLDG Strip/Reroof	100
04/17/03	B39278	930	BLDG Win, Rf, V r	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/09	203,000	Land + Bldg	Valid Sale	37417/289		
07/24/98	125,000	Land + Bldg	Valid Sale	16433/320		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1956
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	2
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	217,270	<b>% Good</b>	72
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	20,388	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	11,940	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	249,600	<b>Additions</b>	8,430
<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	1,008	<b>Dwelling Value</b>	188,140

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>	
<b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			2,450	
2		13			5,980	