

Situs : 25 WASHINGTON AV		Parcel ID: 139-095		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
BURCHARD EVELYN 25 WASHINGTON AV BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 9 Vol / Pg 23087/6 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>139-095 03/22/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	1,640			1,200				
Total Acres: .1983 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,600	79,600	0	74,400				
Building		156,400	129,000	0	128,600				
Total		236,000	208,600	0	203,000				
						Manual Override Reason			
						Base Date of Value 1/1/2020			
Value Flag MARKET APPROACH						Effective Date of Value 1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
10/10/02		Land + Bldg	Sale Of Portion/Other Comm	23087/6					

Situs : 25 WASHINGTON AV	Parcel Id: 139-095	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Cape	Year Built	1936
Story height	1	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	1	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

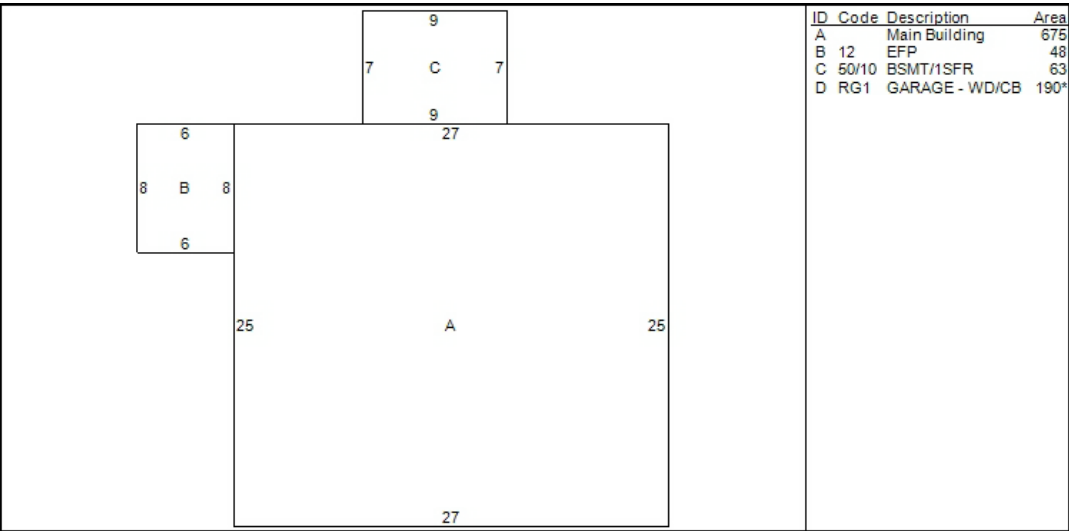
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C-	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	164,324	% Good	65
Plumbing		% Good Override	
Basement	15,420	Functional	
Heating	0	Economic	
Attic	6,640	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	186,380	Additions	4,230

Ground Floor Area	675		
Total Living Area	738	Dwelling Value	125,380

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	190	190	1	1936	D	A	3,580

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	
1		12			910	
2	50	10			3,320	