

Situs : 181 DREW AV	Parcel ID: 159-008	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
WASSERMAN JEFFREY M DEBRA E WASSERMAN 181 DREW AVE BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 6 Vol / Pg 28230/163 District Zoning R1C Class Residential

Property Notes	

Land Information						
Type		Size	Influence Factors		Influence %	Value
Primary	SF	8,700				93,120

Entrance Information			
Date	ID	Entry Code	Source
08/27/20	CM	Field Review	Other

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	93,100	93,100	0	89,300
	Building	138,900	112,900	0	113,500
	Total	232,000	206,000	0	202,800
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/28/19	1575	11,200	DECK		
04/28/97	27315	900	BLDG	Repl Alum W/Vyn	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/04	245,000	Land + Bldg	Valid Sale	28230/163		WASSERMAN JEFFREY M
02/01/85	68,000	Land + Bldg				
06/01/83	46,500	Land + Bldg				

Situs : 181 DREW AV

Parcel Id: 159-008

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Central Ac
Fuel Type	Gas
System Type	Hot Water

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

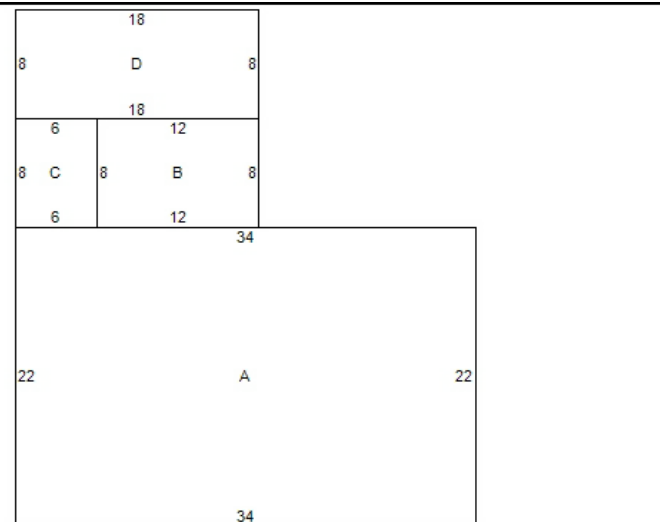
Grade & Depreciation

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

Dwelling Computations

Base Price	174,533	% Good	55
Plumbing		% Good Override	
Basement	16,378	Functional	
Heating	4,758	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	195,670	Additions	5,290
Ground Floor Area	748		
Total Living Area	844	Dwelling Value	112,910

Building Notes



ID	Code	Description	Area
A		Main Building	748
B	10	1SFR	96
C	14	FUB	48
D	31	WDK	144

Outbuilding Data

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

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		10			3,740
2		14			390
3		31			1,160