

Situs : 574 E ASHLAND ST	Parcel ID: 159-145	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DAVIS JAMES D JR JAMES D DAVIS JR TRUSTEE 574 E ASHLAND ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 80 ASHLAND Vol / Pg 38523/277 District Zoning R1C Class Residential
Property Notes	



159-145 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,920		91,980
Total Acres: .1818 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,000	92,000	0	88,300
Building	176,200	172,600	0	168,800
Total	268,200	264,600	0	257,100
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
08/28/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/11/03	39955	2,590	BLDG Replace Window s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/14/10		Land + Bldg	Transfer Of Convenience	38523/281		
05/14/10		Land + Bldg	Transfer Of Convenience	38523/277		

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Dwelling Information			
Style	Ranch Slab	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Pier/Slab	# 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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	196,470	% Good	76
Plumbing		% Good Override	
Basement	5,882	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	202,350	Additions	18,390
Ground Floor Area	864		
Total Living Area	1,216	Dwelling Value	172,180
Building Notes			

Outbuilding Data	
Type	Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Frame Shed	1 x 120 120 1 1980 C A 440

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			16,340	
2		14			530	
3		33			1,520	