

Situs : 19 BRADLEY AV	Parcel ID: 159-230	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LOMANNO MARC T DIANA LOMANNO 19 BRADLEY AV BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 18 Vol / Pg 43283/101 District Zoning R1C Class Residential
Property Notes	



159-230 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,632		93,020
<div> <div>Total Acres: .1982</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,000	93,000	0	89,200
Building	151,400	140,300	0	110,500
Total	244,400	233,300	0	199,700
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
08/28/20	CM	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/26/19	2221	15,978	EXTERIOR R W S	
04/27/99	30542	600	BLDG 12 X 14 Shed On	100
10/28/98	29840	850	BLDG Strip 7 Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/18	197,000	Land + Bldg	Valid Sale	49460/240	Quit Claim	LOMANNO MARC T
06/28/13	150,000	Land + Bldg	Valid Sale	43283/101		LOMANNO MARC T
05/04/12	139,900	Land + Bldg	Valid Sale	41329/74		
12/06/07	1	Land + Bldg	Transfer Of Convenience	35372/247		

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Dwelling Information			
Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement			
Basement	Crawl	# 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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

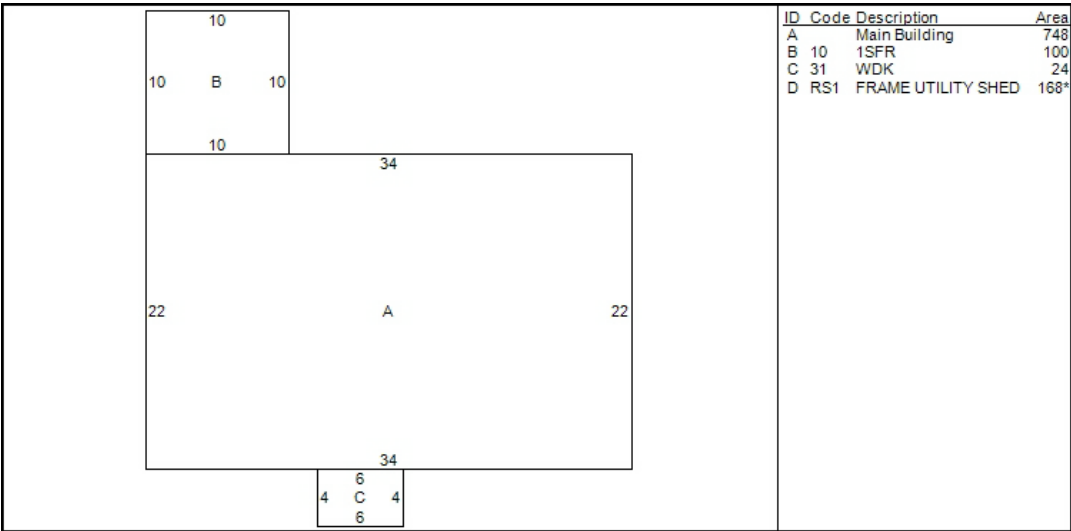
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	179,931	% Good	72
Plumbing		% Good Override	
Basement	6,504	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	186,440	Additions	5,040

Ground Floor Area	748		
Total Living Area	848	Dwelling Value	139,280

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	168	168	1	1999	C	A	990

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	
2		10			4,750	
3		31			290	