

Situs : 148 E ASHLAND ST	Parcel ID: 161-020	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SAVIO CHRISTOPHER G 148 E ASHLAND ST BROCKTON MA 02302	Living Units 2 Neighborhood 200 Alternate ID 18 Vol / Pg 18164/101 District Zoning R2 Class Residential
Property Notes	



161-020 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,630		90,110
Total Acres: .1522 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,100	90,100	0	86,600
Building	285,800	278,200	0	233,500
Total	375,900	368,300	0	320,100
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
09/01/20	CM	Field Review	Other
10/03/06	BM	Not At Home	Other

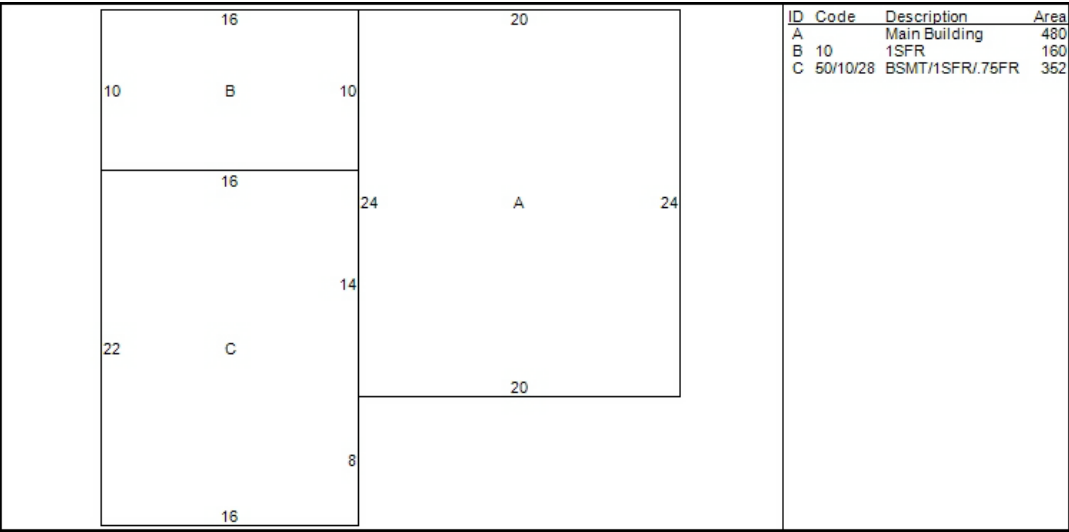
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/10/06	46402	15,800	BLDG Strip & Vinyl S	0
08/23/05	44768	2,000	BLDG Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/99	113,000	Land + Bldg	Valid Sale	18164/101		SAVIO CHRISTOPHER G
01/01/89	100,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	251,865	% Good	62
Plumbing	9,787	% Good Override	
Basement	14,324	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	275,980	Additions	89,960
Ground Floor Area	480		
Total Living Area	1,736	Dwelling Value	278,180

Building Notes	



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			20,830	
2	50	10	28		69,130	