

Situs : 16 BURWELL ST

Parcel ID: 173-186

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
LAURENT MARIE S
JEAN MARC LAURENT
16 BURWELL ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 200
Alternate ID 1-3
Vol / Pg 28886/115
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,500			91,380

Total Acres: .1722
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	91,400	91,400	0	87,800
Building	168,100	176,600	0	180,300
Total	259,500	268,000	0	268,100

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
09/03/20	CM	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/18/04	259,900	Land + Bldg	Valid Sale	28886/115		
07/31/02	212,000	Land + Bldg	Valid Sale	22531/7		
10/01/89	129,600	Land + Bldg	Valid Sale			

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Dwelling Information

Style	F To B Splt	Year Built	1964
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	Part	# Car Bsm t Gar	
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

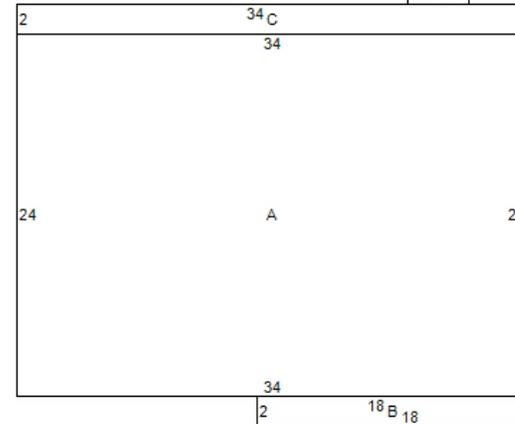
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	5,172	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	223,520	Additions	6,690
Ground Floor Area	816		
Total Living Area	1,320	Dwelling Value	176,570

Building Notes

ID	Code	Description	Area
A		Main Building	816
B	16	FOVRH	36
C	16	FOVRH	68
D	12	EFF	24
E	RP6	ABOVE GROUND	324*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	18 x 18		324	1	2000	C	A	

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		16			2,280
2		16			3,880
3		12			530