

Situs : 16 BURWELL ST	Parcel ID: 173-186	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LAURENT MARIE S JEAN MARC LAURENT 16 BURWELL ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 1-3 Vol / Pg 28886/115 District Zoning R1C Class Residential
Property Notes	



173-186 03/16/2020

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				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/03/20	CM	Field Review	Other

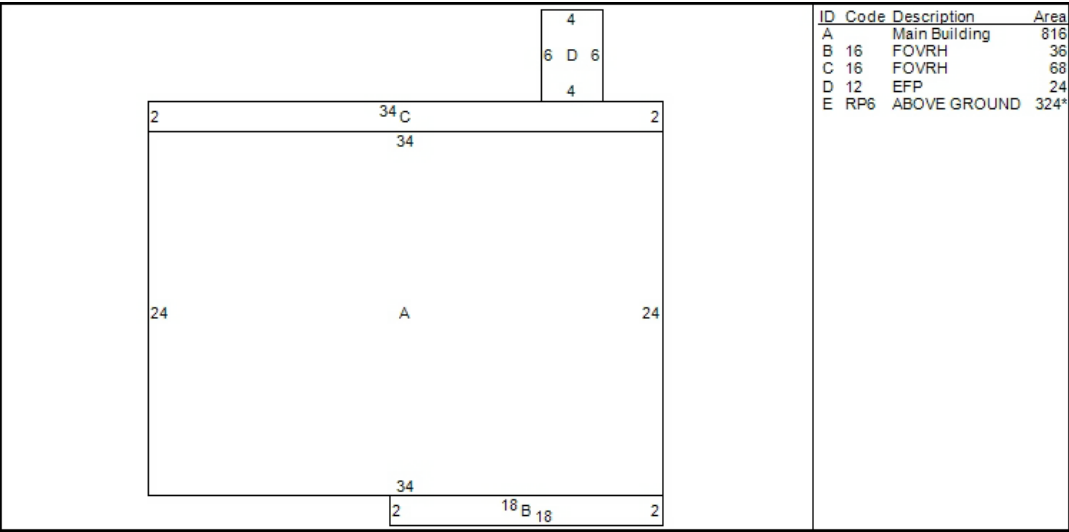
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

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		
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	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	



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	