

<b>Situs : 31 BURWELL ST</b>	<b>Parcel ID: 173-192</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NJUGUNA GEOFFREY ZIPPORAH N NJOGO 31 BURWELL ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2-1 Vol / Pg 48001/229 District Zoning R1C Class Residential

Property Notes



173-192 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,800		87,460
Total Acres: .1102 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	87,500	87,500	0	84,200
Building	225,900	243,700	0	215,500
Total	313,400	331,200	0	299,700
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
09/04/20	CM	Field Review	Other
05/16/18	CP	Field Review	Other

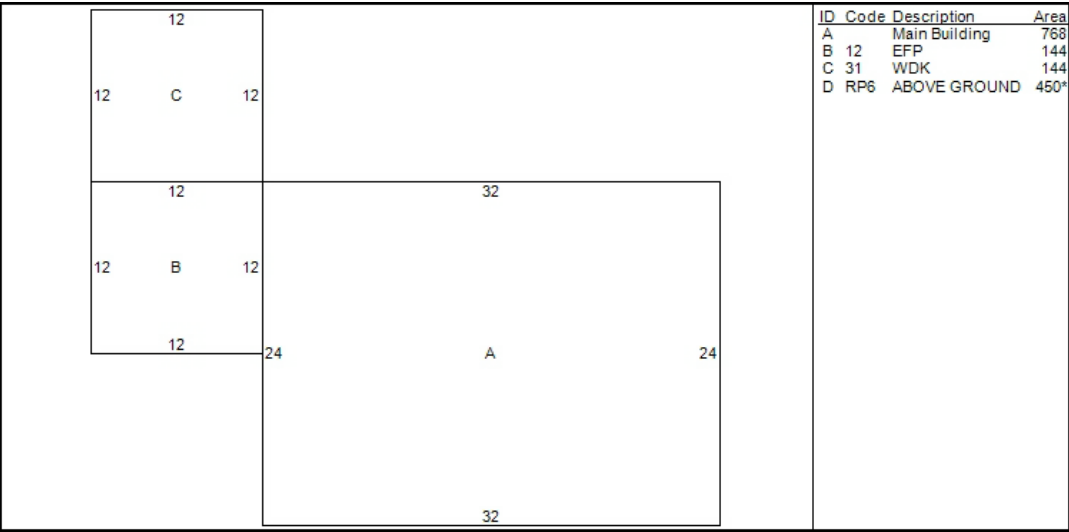
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/06/19	BP-19-188	11,458	SOLARPANLS	
07/25/17	B67247	3,968	INS	100
06/01/12	56572	5,600	BLDG Strip/Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/13/17	275,000	Land + Bldg	Valid Sale	48001/229	Quit Claim	NJUGUNA GEOFFREY
04/11/14	216,500	Land + Bldg	Court Order/Decree	44224/119		

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Dwelling Information			
Style	Cape	Year Built	1965
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	274,031	% Good	76
Plumbing	6,041	% Good Override	
Basement	17,143	Functional	
Heating	7,471	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	314,070	Additions	5,010
Ground Floor Area	768		
Total Living Area	1,344	Dwelling Value	243,700

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	450	450	1	1975	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		12			3,340	
2		31			1,670	