

Situs : 25 BURWELL ST	Parcel ID: 173-193	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
METIVIER MARY & KATHERINE METIVIER 25 BURWELL ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 2-2 Vol / Pg 19985/96 District Zoning R1C Class Residential
Property Notes	



173-193 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,200		88,040
Total Acres: .1194 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,000	88,000	0	84,800
Building	222,700	238,700	0	212,000
Total	310,700	326,700	0	296,800
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

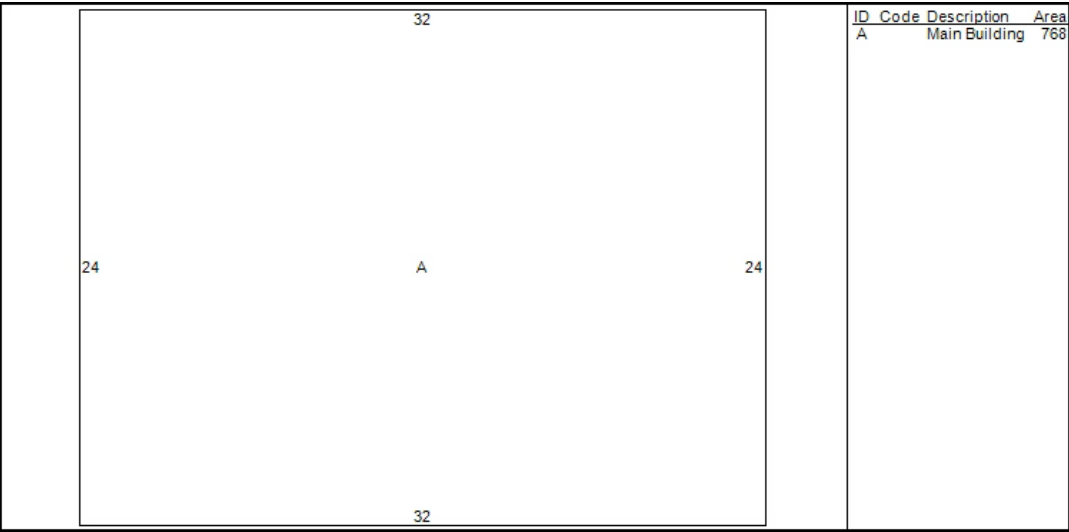
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/11/01		Land + Bldg	Transfer Of Convenience	19985/96		

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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		
Color	Blue	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	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	
Ground Floor Area	768		
Total Living Area	1,344	Dwelling Value	238,690

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	