

Situs : 25 PRATT ST	Parcel ID: 174-262	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LUZURIAGA CARLOS O ELIZABETH A ZAMBRNO ETAL 25 PRATT ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 13 Vol / Pg 22493/233 District Zoning R1C Class Residential

Property Notes



174-262 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,200		90,940
Total Acres: .1653 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,900	90,900	0	87,400
Building	199,900	219,000	0	218,900
Total	290,800	309,900	0	306,300
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
09/09/20	CM	Field Review	Other
02/01/05	BM	Not At Home	Other

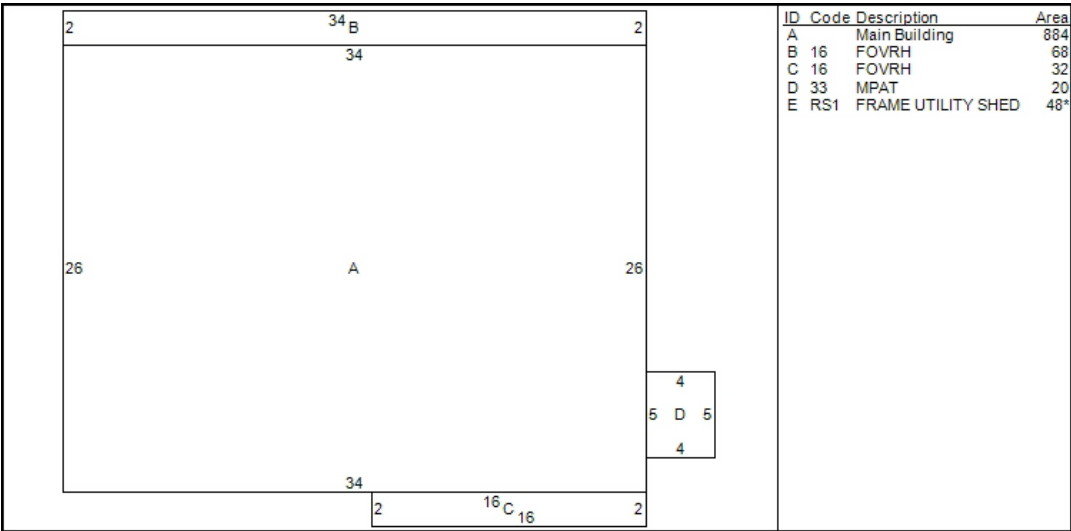
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/10/18	69522	4,800	ROOF/NEW	
08/19/04	42514	8,000	BLDG Vinyl Side, Tri	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/18	332,900	Land + Bldg	Valid Sale	50155/266	Quit Claim	LUZURIAGA CARLOS O
07/26/02	213,000	Land + Bldg	Valid Sale	22493/233		LUZURIAGA CARLOS O
04/01/93	102,000	Land + Bldg	Valid Sale			
07/01/88	134,900	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	F To B Splt	Year Built	1965
Story height	1	Eff Year Built	2010
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	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	199,478	% Good	87
Plumbing		% Good Override	
Basement	9,360	Functional	
Heating	5,438	Economic	
Attic	0	% Complete	
Other Features	29,126	C&D Factor	
		Adj Factor	1
Subtotal	243,400	Additions	7,050
Ground Floor Area	884		
Total Living Area	1,384	Dwelling Value	218,810

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	48	48	1	1980	C	A	180

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			4,440	
2		16			2,440	
3		33			170	