

Situs : 25 MARSDEN ST	Parcel ID: 178-126	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
PIKE JOHN D AND MARIA MOLES 25 MARSDEN ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 10 Vol / Pg 28082/151 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,500		86,460
Total Acres: .1263 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	86,500	86,500	0	76,600
Building	186,500	174,500	0	179,300
Total	273,000	261,000	0	255,900
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
08/17/20	JR	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/20/20	1115	16,637	SOLARPANLS	
10/23/19	1969	7,000	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/29/04	242,900	Land + Bldg	Valid Sale	28082/151		PIKE JOHN D
09/24/02		Land + Bldg	Transfer Of Convenience	22933/176		
02/04/00		Land + Bldg	Court Order/Decree	18258/220		
03/01/86	99,900	Land + Bldg				

Situs : 25 MARSDEN ST	Parcel Id: 178-126	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	F To B Splt	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Warm Air	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

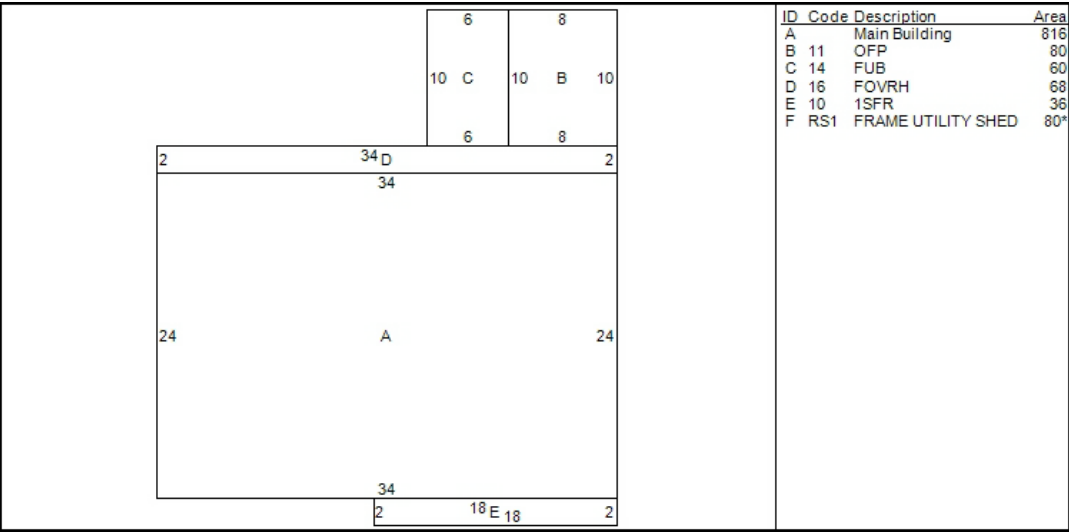
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	19,744	C&D Factor	
		Adj Factor	1
Subtotal	218,350	Additions	7,970

Ground Floor Area	816	Dwelling Value	173,920
Total Living Area	1,320		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	2003	C	A	590

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		11			1,520	
2		14			680	
3		16			3,570	
4		10			2,200	