


Situs : 20 BONNEY ST	Parcel ID: 181-294	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
THEODORE FRESNEL JUDELAIRE THEODORE 20 BONNEY ST BROCKTON MA 02302	Living Units 2 Neighborhood 185 Alternate ID 1 Vol / Pg 39502/180 District Zoning R1C Class Residential
Property Notes	



181-294 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,521		89,130
<div> <div>Total Acres: .1727</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,100	89,100	0	78,600
Building	294,600	285,200	0	249,900
Total	383,700	374,300	0	328,500
Manual Override Reason				
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other
05/18/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/06/17	B67691	7,000	SOLARPANLS	100
10/15/09	52333	30,000	BLDG Walls/Wiring	100
01/26/04	41161	14,670	BLDG Nw Roof, Porch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/04/11	200,000	Land + Bldg	Valid Sale	39502/180		THEODORE FRESNEL
10/30/08	59,000	Land + Bldg	Sale After Foreclosure	36488/040		
03/12/08	218,916	Land + Bldg	Repossession	35716/167		
01/05/04	1	Land + Bldg	Transfer Of Convenience	27335/319		

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Dwelling Information

Style	Tw o Family	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	2009
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Yellow	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	1

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

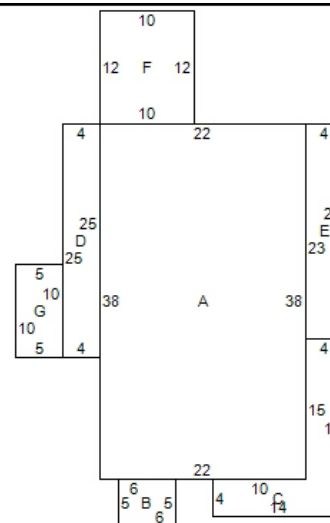
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	311,787	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,505	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,689	C&D Factor	10
		Adj Factor	1
Subtotal	344,770	Additions	49,910
Ground Floor Area	836		
Total Living Area	1,685	Dwelling Value	285,050

Building Notes



ID	Code	Description	Area
A		Main Building	836
B	15	FBAY	30
C	11	OFF	116
D	50/10	BSMT/1SFR	100
E	50/10	BSMT/1SFR	92
F	31	WDK	120
G	11	OFF	50
H	RS1	FRAME UTILITY SHED	48*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	1981	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	Line #	Low	1st	2nd	3rd	Value
1		15			7,500	5		31			2,050
2		11			3,410	6		11			1,920
3	50	10			17,980						
4	50	10			17,050						