

Situs : 25 HOLLIS ST

Parcel ID: 181-308

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DUNCAN KAREEN
25 HOLLIS ST
BROCKTON MA 02302

GENERAL INFORMATION

| | |
|--------------|-------------|
| Living Units | 1 |
| Neighborhood | 185 |
| Alternate ID | 21 |
| Vol / Pg | 30142/162 |
| District | |
| Zoning | R1C |
| Class | Residential |

Property Notes



181-308 03/16/2020

Land Information

| Type | | Size | Influence Factors | Influence % | Value |
|----------|----|--------|-------------------|-------------|--------|
| Primary | SF | 15,000 | | | 99,000 |
| Residual | SF | 1,588 | | | 1,050 |

Total Acres: .3809
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|---------|--------|---------|
| Land | 100,100 | 100,100 | 0 | 87,200 |
| Building | 252,400 | 296,200 | 0 | 260,900 |
| Total | 352,500 | 396,300 | 0 | 348,100 |

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|--------------|--------|
| 08/24/20 | JR | Field Review | Other |
| 08/21/17 | H&P | Field Review | Other |
| 06/20/11 | RH | Not At Home | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|--------------------------------------|------------|
| 04/27/09 | 51504 | 75,000 | BLDG Fire Damage Repair And Addition | 95 |
| 01/01/09 | 51119A | 0 | BLDG Carryover | 0 |
| 12/15/08 | 51119 | 8,000 | BLDG Temp Home/Fire | 0 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|-------------|-------------------------|----------------|-----------|---------|
| 03/14/05 | | Land + Bldg | Transfer Of Convenience | 30142/162 | | |
| 12/08/03 | | Land + Bldg | Transfer Of Convenience | 27179/085 | | |

| | | | | |
|----------------------|--------------------|--------------------------------|--------------|---------------------------|
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|----------------------|--------------------|--------------------------------|--------------|---------------------------|

Dwelling Information

| | | |
|--|---|--|
| Style F To B Splt Story height 1.5 Attic None Exterior Walls Al/Vinyl Masonry Trim x Color Yellow | Year Built 1974 Eff Year Built Year Remodeled 2010 Amenities In-law Apt No | |
|--|---|--|

Basement

| | | |
|--|--|--|
| Basement Part FBLA Size 354 Rec Rm Size x | # Car Bsm t Gar FBLA Type Rec Rm Type | |
|--|--|--|

Heating & Cooling

| | | |
|--|---|--|
| Heat Type Basic Fuel Type Oil System Type Hot Water | Fireplaces Stacks Openings Pre-Fab | |
|--|---|--|

Room Detail

| | | |
|--|--|--|
| Bedrooms 3 Family Rooms Kitchens Total Rooms 8 Kitchen Type Kitchen Remod Yes | Full Baths 2 Half Baths Extra Fixtures Bath Type Bath Remod Yes | |
|--|--|--|

Adjustments

| | | |
|--|--|--|
| Int vs Ext Same Cathedral Ceiling x | Unfinished Area Unheated Area | |
|--|--|--|

Grade & Depreciation

| | | |
|--|--|--|
| Grade C+ Condition Excellent CDU AVERAGE Cost & Design 0 % Complete | Market Adj Functional Economic % Good Ovr | |
|--|--|--|

Dwelling Computations

| | | |
|---|---|--|
| Base Price 323,154 Plumbing 9,787 Basement 10,108 Heating 0 Attic 0 Other Features 18,872 Subtotal 361,920 | % Good 80 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 6,480 | |
|---|---|--|

| | | |
|--------------------------|-------|-------------------------------|
| Ground Floor Area | 884 | |
| Total Living Area | 1,782 | Dwelling Value 296,020 |



| ID | Code | Description | Area |
|----|------|--------------------|------|
| A | | Main Building | 884 |
| B | 16 | FOVRH | 34 |
| C | 16 | FOVRH | 68 |
| D | RP6 | ABOVE GROUND | 336* |
| E | RS2 | METAL UTILITY SHED | 36* |

| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Ag Pool | 1 x | 336 | 336 | 1 | 1982 | C | A | |
| Metal Shed | 1 x | 36 | 36 | 1 | 1982 | C | A | 180 |

Condominium / Mobile Home Information

| | | |
|--|------------------|--|
| Complex Name Condo Model C 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 | | | 2,400 | |
| 2 | | 16 | | | 4,080 | |

Building Notes