

Situs : 25 CRESCENT ST	PARCEL ID: 110-015	Class: 340	Card: 1 of 1	Printed: November 20, 2024
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CURRENT OWNER	GENERAL INFORMATION
TUFANKJIAN ALLAN H TRUSTEE 25 CRESCENT ST BROCKTON MA 02301 LC/93337	Living Units Neighborhood 457 Alternate ID 198-1 Vol / Pg LC/93337 District Zoning C3 Class COMMERCIAL

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,273		148,510
Total Acres: .0981 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	148,500	148,500	148,500	135,000
Building	136,700	193,600	136,700	150,200
Total	285,200	342,100	285,200	285,200
Manual Override Reason Base Date of Value Effective Date of Value				
Value Flag	INCOME APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
09/08/17	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/25/99	31636	6,900	BLDG Replace Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/15/98	45,000	Land + Bldg	Sale After Foreclosure	LC 93337		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1919 /
Building # 1
Structure Type Office Bldg L/R 1-4s
Identical Units 1
Total Units
Grade C-
Covered Parking
Uncovered Parking
DBA LAW OFFICES

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	2,279	192	Offices	9	None	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	2	2
2	01	01	100	2,279	192	Offices	12	Brick & Con	Wood Frame/Joist/B	Normal	Hot Air	Central	Normal	2	2

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,279	Offices	30		82,540
2	2,279	Offices	30		108,260

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pav	1970	1	2,000	1	2,000		3 3	2,750