


Situs : 26 SUMNER ST		Parcel ID: 002-263	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
CURRENT OWNER RAYMOND MARC A JELOTTE TURENE RAYMOND 26 SUMNER ST BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 10 Alternate ID 1-2 Vol / Pg 35688/166 District Zoning R1B Class Residential			
Property Notes <div style="height: 100px;"></div>					



002-263 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Residual	SF 33,560			31,880
<div> <div>Total Acres: 1</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	126,900	126,900	0	121,500
Building	326,000	370,600	0	310,800
Total	452,900	497,500	0	432,300
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
07/30/20	CM	Field Review	Other
06/19/20	CP	Field Review	Other

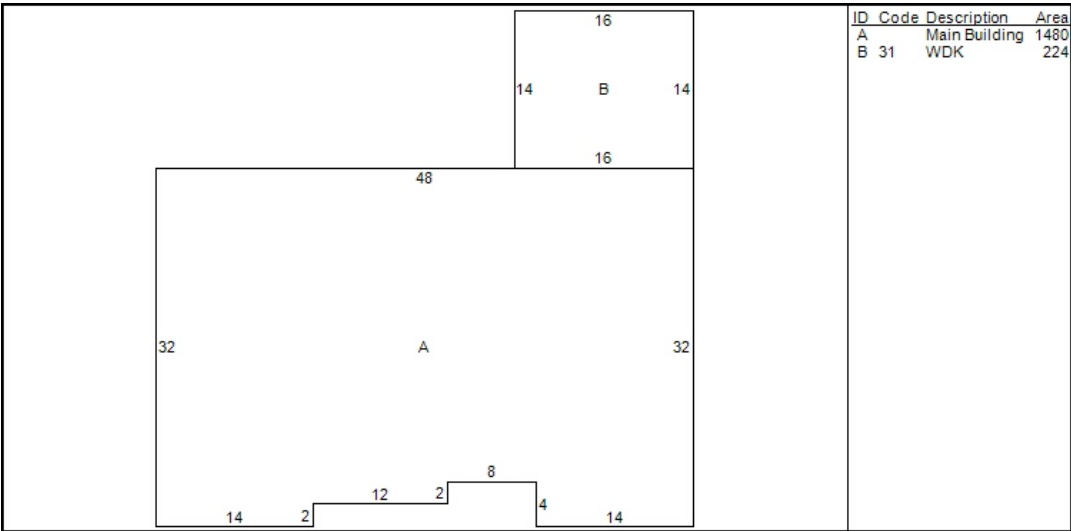
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/22/19	BP-19-862	5,183	SOLARPANLS	100
11/16/07	49547	150,000	BLDG S Family House	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/05/08	381,900	Land + Bldg	Valid Sale	35688/166		RAYMOND MARC A
09/21/07	120,000	Land Only	Outlier-Written Desc Needed	35104/311		

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Dwelling Information			
Style	Raised Ranch	Year Built	2008
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	740	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	308,268	% Good	93
Plumbing	9,787	% Good Override	
Basement	28,927	Functional	
Heating	8,404	Economic	
Attic	0	% Complete	
Other Features	39,449	C&D Factor	
		Adj Factor	1
Subtotal	394,840	Additions	3,440
Ground Floor Area	1,480		
Total Living Area	2,220	Dwelling Value	370,640

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	
2		31			3,440	