

Situs : 50 FULLER ST		Parcel ID: 063-114		Class: Three-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CHERUBIN BENOIT ELMITANE CHERUBIN 50 FULLER ST BROCKTON MA 02301			Living Units 3 Neighborhood 120 Alternate ID 8 Vol / Pg 09776/00069 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	375			270				
Total Acres: .1693 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,700	78,700	0	73,700				
Building		402,900	457,400	0	344,100				
Total		481,600	536,100	0	417,800				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
01/07/10	52662	1,250	BLDG	Remove Int Wall		0			
06/19/97	27623	9,500	BLDG	Rep.Wall,Flrs		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
9776/69									

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Dwelling Information

Style	3 Fam Slope	Year Built	1890
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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

Heat Type	Basic
Fuel Type	Oil
System Type	Steam

Fireplaces

**Stacks
Openings
Pre-Fab**

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms			
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

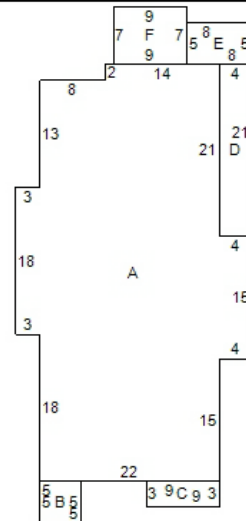
Grade & Depreciation

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

Dwelling Computations

Base Price	548,724	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	593,420	Additions	45,630
Ground Floor Area	1,220		
Total Living Area	3,230	Dwelling Value	450,340

Building Notes



ID	Code	Description	Area
A		Main Building	1220
B	11	OFF	25
C	50/15/15	BSMT/FBAY/FBAY	27
D	11	OFF	84
E	11/11	OFF/OFF	40
F	50/10/10	BSMT/1SFR/1SFR	63
G	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1925	C	A	7,050

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		11			1,240	5	50	10	10		23,990
2	50	15	15		14,760						
3		11			2,730						
4		11	11		2,910						