

<b>Situs : 27 FULTON ST</b>	<b>Parcel ID: 084-024</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 27, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
ANTUNES ANTONIO ANTUNES LUCIA S 27 FULTON ST BROCKTON MA 02301	Living Units 1 Neighborhood 90 Alternate ID 7 Vol / Pg 51243/86 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	4,695			75,060
Total Acres: .1078 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,100	75,100	0	71,100
Building	168,300	180,500	0	108,500
Total	243,400	255,600	0	179,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/13/20	GL	Field Review	Other

Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/19	259,900	Land + Bldg	Valid Sale	51243/86	Quit Claim	ANTUNES ANTONIO
08/14/17	131,782	Land + Bldg	Repossession	48794/90	Foreclosure	SHOVEL SHOP REALTY LLC
02/08/02	143,000	Land + Bldg	Valid Sale	21515/131		
07/19/99	67,000	Land + Bldg	Valid Sale	17674/262		

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1894
<b>Story height</b>	1.5	<b>Eff Year Built</b>	1990
<b>Attic</b>	None	<b>Year Remodeled</b>	2018
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No

Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces
<b>Heat Type</b>	Basic	<b>Stacks</b>
<b>Fuel Type</b>	Oil	<b>Openings</b>
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	Yes

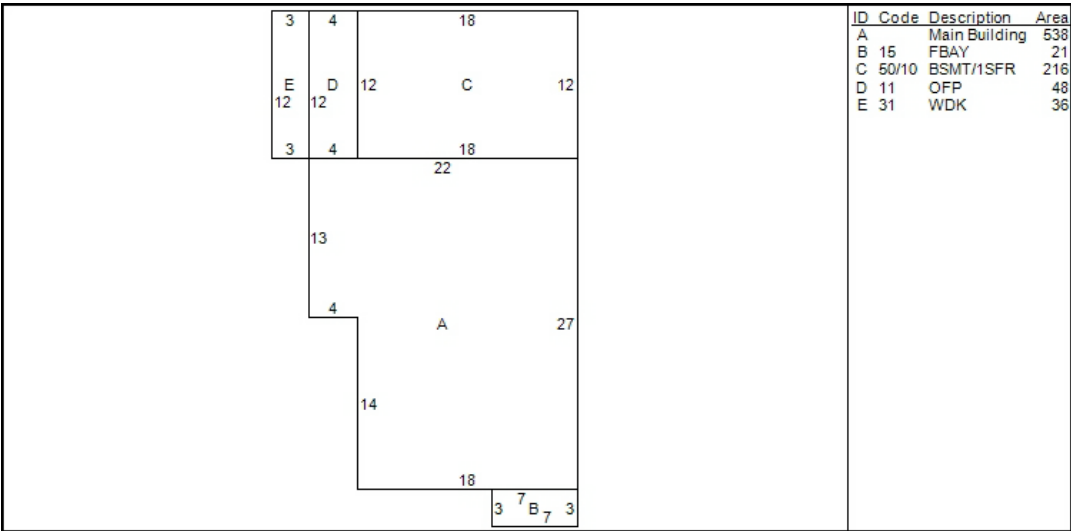
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	224,412	<b>% Good</b>	70
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	14,039	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	238,450	<b>Additions</b>	13,580

<b>Ground Floor Area</b>	538		
<b>Total Living Area</b>	1,044	<b>Dwelling Value</b>	180,500

Building Notes	



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

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		15			1,400	
2	50	10			10,990	
3		11			840	
4		31			350	