

Situs : 24 FULTON ST

Parcel ID: 084-032

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROBEIRO JOAO A
24 FULTON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	90
Alternate ID	4
Vol / Pg	36925/90
District	
Zoning	R3
Class	Residential

Property Notes



084-032 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,092			77,080

Total Acres: .1399
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,100	77,100	0	72,600
Building	303,000	301,700	0	244,200
Total	380,100	378,800	0	316,800

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/04/10	53964	1,500	BLDG Rplce Rotn Woo	0
06/24/09	51807	5,000	BLDG Int Remodel	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/12/09	95,900	Land + Bldg	Sale After Foreclosure	36925/90		
01/28/09	53,075	Land + Bldg	Repossession	36731/97		
11/22/05	292,000	Land + Bldg	Valid Sale	31773/031		
09/30/97	75,000	Land + Bldg		15519		
04/01/89	99,000	Land + Bldg	Valid Sale			
04/01/82	27,500	Land + Bldg	Repossession			

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Dwelling Information

Style

Tw o Family

Year Built

1887

Story height

2

Eff Year Built

Attic

Unfin

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Yellow

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

Gas

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

6

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

10

Bath Type

Kitchen Type

Bath Remod

No

Kitchen Remod

No

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C

Market Adj

Condition

Average

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

348,572

% Good

62

Plumbing

9,062

% Good Override

Basement

19,824

Functional

Heating

0

Economic

Attic

8,536

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

385,990

Additions

38,490

Ground Floor Area

966

Dwelling Value

301,740

Total Living Area

2,145

Building Notes

5

14

B

14

5

5

F

5

5

23

42

A

42

23

4

6

C

6

4

4

12

D

12

4

4

4

E

4

4

ID

Code

Description

Area

A

Main Building

966

B

10/10

1SFR/1SFR

70

C

14

FUB

24

D

10

1SFR

48

E

21

OMP

16

F

10

1SFR

25

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

Line #

Low

1st

2nd

3rd

Value

1

10

10

21,760

5

10

6,320

2

14

310

3

10

9,050

4

21

1,050