

Situs : 26 TREMONT ST	Parcel ID: 084-062	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIRES KATIZIA S MARGARIDA PIRES ETAL 26 TREMONT ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 3 Vol / Pg 50548/72 District Zoning R3 Class Residential
Property Notes	



084-062 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,053			77,030
<div> <div>Total Acres: .139</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	482,300	672,500	0	449,700
Total	559,300	749,500	0	522,200
<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
12/28/18	P&C	Field Review	Other
11/20/17	HP	Field Review	Other
02/14/05	BM	Estimated For Misc Reason	Other
06/19/01	FAB	Estimated For Misc Reason	Other

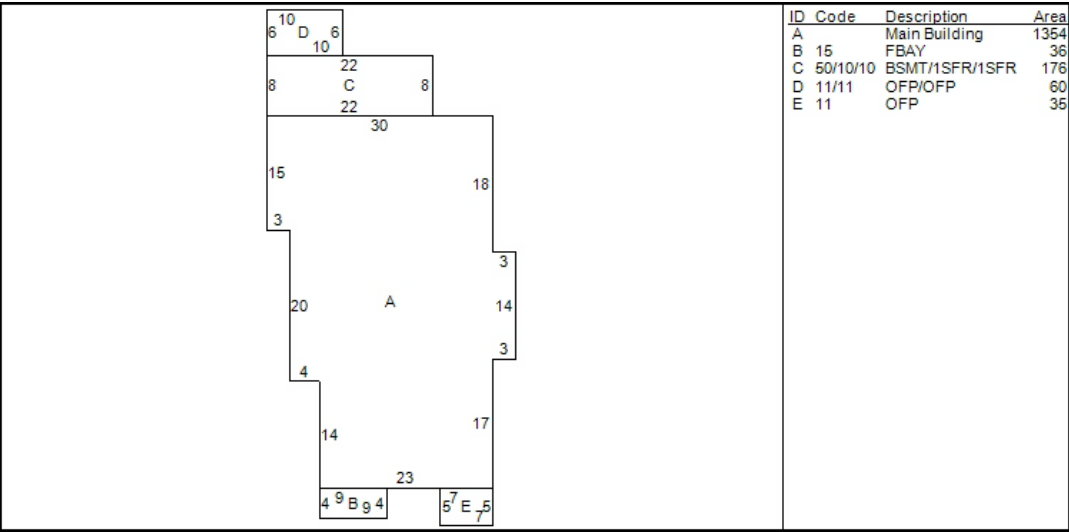
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/20/18	B69223	65,000	WNDWS	Also: 2 New Kitchens, 3 Bathroom 100
06/01/18	B69056	6,000	HVAC	100
12/26/06	47882	29,885	BLDG	Reroof 100
08/19/04	42519	500	BLDG	R & R Porch 0
11/01/00	33768	9,875	BLDG	22 Replacement 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/21/18	550,000	Land + Bldg	Valid Sale	50548/72	Quit Claim	PIRES KATIZIA S
05/09/18	285,000	Land + Bldg	Private Sale No Put On Market	49780/333	Quit Claim	RODRIQUES ALINO L
06/08/17	187,000	Land + Bldg	Repossession	48520/264	Quit Claim	RANDOLPH REI GROUP LLC
03/06/13		Land + Bldg	Transfer Of Convenience	42766/152		
03/03/04		Land + Bldg	Transfer Of Convenience	27657/113		
09/08/00	158,400	Land + Bldg	Valid Sale	18864/315		
08/01/83	49,900	Land + Bldg				

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	2.5	Eff Year Built	1990
Attic	None	Year Remodeled	2018
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	Modern
Kitchen Type	Modern	Bath Remod	Yes
Kitchen Remod	Yes		
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	591,448	% Good	82
Plumbing	19,574	% Good Override	
Basement	27,073	Functional	
Heating	16,124	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	654,220	Additions	82,410
Ground Floor Area	1,354		
Total Living Area	3,773	Dwelling Value	672,510

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	
1		15			11,230	
3	50	10	10		64,040	
4		11	11		5,170	
5		11			1,970	