

Situs : 48 FULTON ST

Parcel ID: 084-095

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CENTEIO MARIA
48 FULTON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 90
Alternate ID 4B
Vol / Pg 16437/299
District
Zoning R3
Class Residential

Property Notes



084-095 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	3,075			72,710

Total Acres: .0706
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	72,700	72,700	0	69,400
Building	238,100	200,500	0	187,400
Total	310,800	273,200	0	256,800

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
09/09/20	CP	Field Review	Other
08/13/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/11/19	BP-19-28	1,200	REMODEL	
08/28/18	69954	11,000	ROOF/NEW	100
06/13/07	48707	400	BLDG Rem Rm /Basemen	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/22/18	45,000	Land + Bldg	Court Order/Decree	49524/212	Quit Claim	CENTEIO MARIA
07/27/98	79,900	Land + Bldg	Valid Sale	16437/300		
07/27/98		Land + Bldg	Family Sale	16437/299		CENTEIO MARIA
11/07/97		Land + Bldg	Transfer Of Convenience	15632		
12/01/89		Land + Bldg	Valid Sale			
01/01/89	111,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Two Family	Year Built	1874
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	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

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

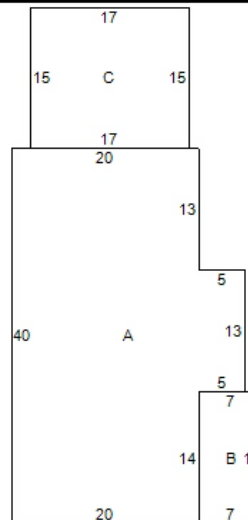
Grade & Depreciation

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

Dwelling Computations

Base Price	318,689	% Good	45
Plumbing	9,787	% Good Override	
Basement	19,936	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	348,410	Additions	28,000
Ground Floor Area	865		
Total Living Area	1,553	Dwelling Value	200,460

Building Notes



ID	Code	Description	Area
A		Main Building	865
B	12	EFP	98
C	50/10	BSMT/1SFR	255

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		12			3,200
2	50	10			24,800