

<b>Situs : 14 ALBION ST</b>	<b>Parcel ID: 101-028</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
NGUYEN THE NHU AND ASUKA UMEHARA 14 ALBION ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 1A Vol / Pg 22998/47 District Zoning R1C Class Residential

Property Notes



101-028 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,530			3,310
Total Acres: .2647 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,700	81,700	0	75,900
Building	179,500	186,600	0	178,400
Total	261,200	268,300	0	254,300
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
08/23/19	CP	Field Review	Other
04/30/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/26/17	67034	700	WINDWS	100
09/18/08	50761	1,000	BLDG Window s	0
05/16/07	48522	500	BLDG New Window s	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/02	210,000	Land + Bldg	Valid Sale	22998/47		NGUYEN THE NHU
06/29/01	157,500	Land + Bldg	Family Sale	20111/320		
08/01/00		Land + Bldg	Family Sale	18753/187		

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## Dwelling Information

Style	Ranch	Year Built	1956
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Other	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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

### Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

## Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

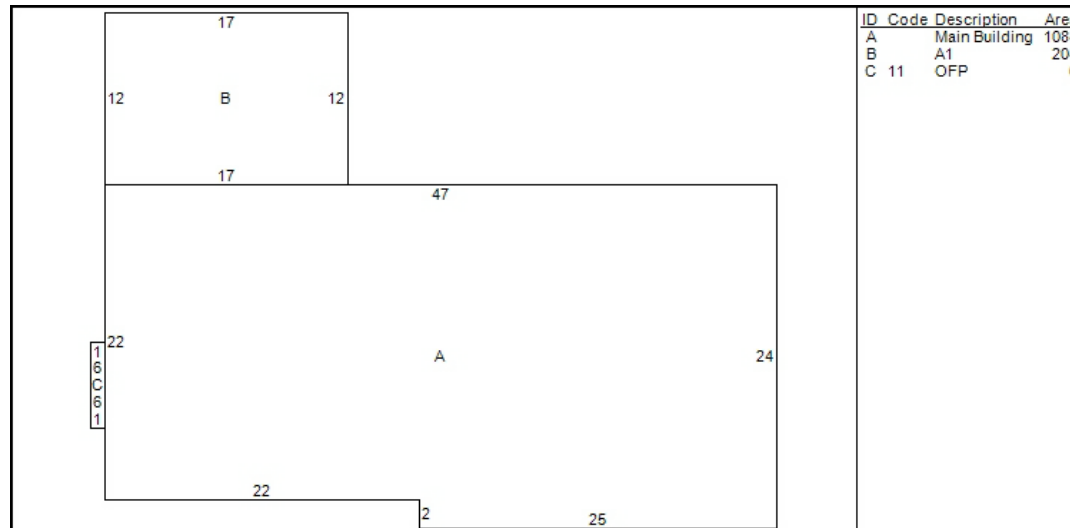
## Grade & Depreciation

Grade	C	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

## Dwelling Computations

Base Price	228,297	% Good	72
Plumbing		% Good Override	
Basement	21,423	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	259,100	Additions	70
Ground Floor Area	1,084		
Total Living Area	1,084	Dwelling Value	186,620

## Building Notes



## 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					
2		11			70