

Situs : 24 ALBION ST		Parcel ID: 101-030		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ANDRADE ORLANDO B 24 ALBION ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 2 Vol / Pg 15627/191 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	5,183			3,780				
Total Acres: .2797 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		82,200	82,200	0	76,300				
Building		166,400	167,000	0	148,000				
Total		248,600	249,200	0	224,300				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
07/20/04	42316	400	BLDG	Rotted Rails		0			
04/05/02	36454	6,000	BLDG	V Side & Trim		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/06/97	87,900	Land + Bldg		15627/191		ANDRADE ORLANDO B			

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement FBLA Size	Full	# Car	Bsmt Gar
Rec Rm Size	x	FBLA Type	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Electric	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	2	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

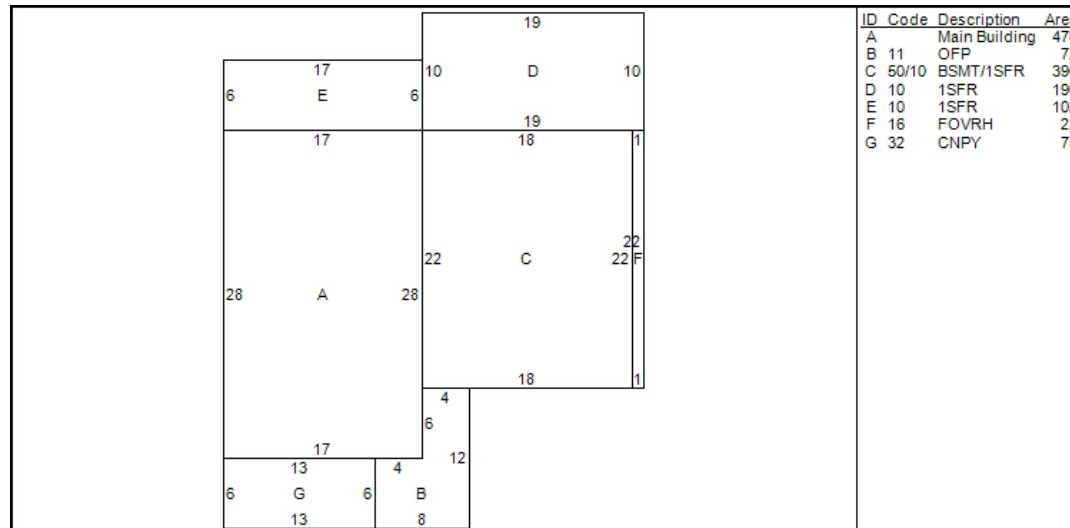
Grade & Depreciation

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

Dwelling Computations

Base Price	151,834	% Good	62
Plumbing		% Good Override	
Basement	14,248	Functional	
Heating	0	Economic	
Attic	24,541	% Complete	
Other Features	23,301	C&D Factor	
		Adj Factor	1
Subtotal	213,920	Additions	34,350
Ground Floor Area	476		
Total Living Area	1,623	Dwelling Value	166,980

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	Line #	Low	1st	2nd	3rd	Value
1		11			1,180	5		16			1,360
2	50	10			18,720	6		32			560
3		10			8,000						
4		10			4,530						