

<b>Situs : 38 ALBION ST</b>	<b>Parcel ID: 101-043</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
MARCARTY SALVANT 38 ALBION ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 51558/211 District Zoning R1C Class Residential

Property Notes



101-043 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,995		75,490
Total Acres: .1147 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	182,600	187,000	0	171,400
Total	258,100	262,500	0	242,800
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
08/24/20	GL	Field Review	Other
08/23/19	CP	Field Review	Other
10/02/14	DR	Not At Home	Other

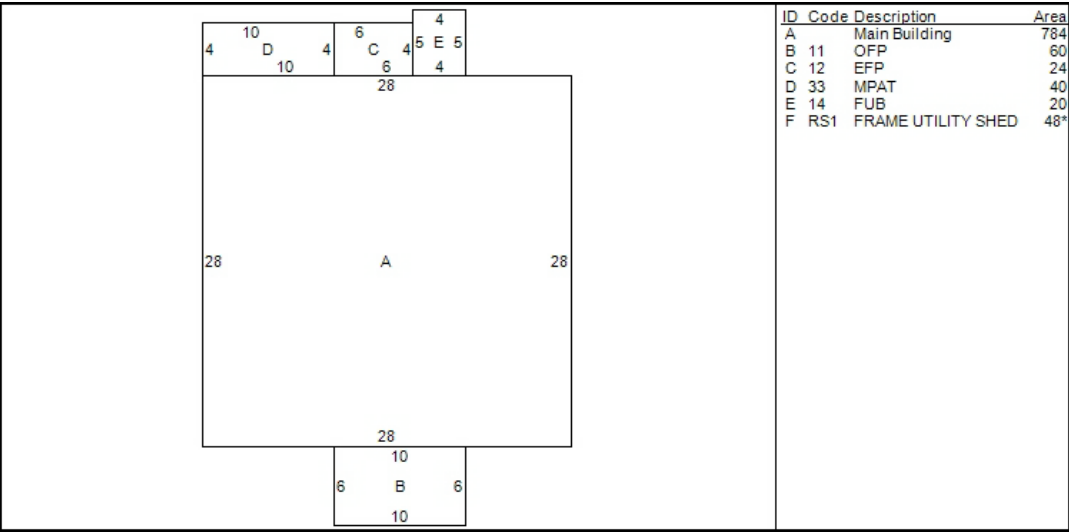
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/27/19	1	Land + Bldg	Transfer Of Convenience	51558/211	Quit Claim	MARCARTY SALVANT
08/24/01		Land + Bldg	Transfer Of Convenience	20416/252		LOUIS ANTOINETTE
08/19/99	110,000	Land + Bldg	Valid Sale	17784/323		
11/01/87	110,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Bungalow	Year Built	1910
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	1
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	277,415	% Good	62
Plumbing		% Good Override	
Basement	17,354	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,416	C&D Factor	
		Adj Factor	1
Subtotal	298,190	Additions	1,800
Ground Floor Area	784		
Total Living Area	1,176	Dwelling Value	186,680

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2000	C	A	290

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		11			930	
2		12			430	
3		33			250	
4		14			190	