

Situs : 40 ALBION ST	Parcel ID: 101-044	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KEEFE MICHAEL D AND SUSAN M KEEFE 40 ALBION ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 29434/109 District Zoning R1C Class Residential
Property Notes	



101-044 03/16/2020

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

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,500	75,500	0	71,400
Building	176,800	177,800	0	167,300
Total	252,300	253,300	0	238,700
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/04		Land + Bldg	Transfer Of Convenience	29434/109		KEEFE MICHAEL D
08/03/98		Land + Bldg	Family Sale	16470/338		
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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
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	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	259,371	% Good	62
Plumbing		% Good Override	
Basement	16,226	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	275,600	Additions	6,630
Ground Floor Area	700		
Total Living Area	1,375	Dwelling Value	177,500
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>700</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>150</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>12</td> </tr> <tr> <td>D</td> <td>12</td> <td>EFP</td> <td>28</td> </tr> <tr> <td>E</td> <td>RS2</td> <td>METAL UTILITY SHED</td> <td>120*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	700	B	10	1SFR	150	C	31	WDK	12	D	12	EFP	28	E	RS2	METAL UTILITY SHED	120*
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E	RS2	METAL UTILITY SHED	120*																							
Outbuilding Data																										
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																		
Metal Shed	1 x	120	120	1	1975	D	F	330																		
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		10			5,950																					
2		31			120																					
3		12			560																					