

Situs: 59 ALBION ST

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

Parcel ID: 102-001

ONUJIOGU IFEOMA CHUKWUEBUKA M NWA FOR 59 ALBION ST **BROCKTON MA 02301**

GENERAL INFORMATION

46263/181

Living Units 2 Neighborhood 210 Alternate ID 8

Vol / Pg District

Zoning Class

R1C Residential

Property Notes



102-001 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	3,155			72,820

Total Acres: .0724

Spot:

Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	72,800	72,800	0	69,500
Building	309,900	310,000	0	218,800
Total	382,700	382,800	0	288,300

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

Effective Date of Value 1/1/2020

		Entrance Info	ormation
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
08/23/19	CP	Field Review	Other
10/03/14	DR	Not At Home	Other

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Туре
11/12/15	1	Land + Bldg
09/17/01	205,000	Land + Bldg
08/27/98		Land + Bldg

Validity Transfer Of Convenience Sale Of Portion/Other Comm Sale Of Portion/Other Comm Deed Reference Deed Type 46263/1 20544/158 16543/316

Grantee ONUJIOGU IFEOMA



RESIDENTIAL PROPERTY RECORD CARD

2021

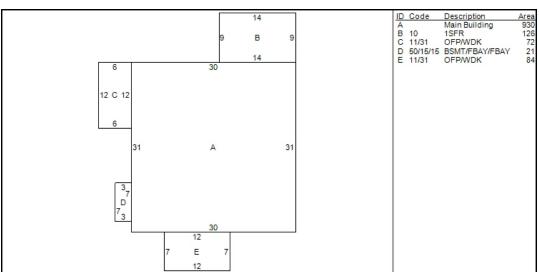
BROCKTON

Situs: 59 ALBION ST Parcel Id: 102-001 **Dwelling Information** Style Two Family Year Built 1925 Story height 2 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt 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 Steam Pre-Fab Room Detail Bedrooms 4 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 9 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 10 % Good Ovr % Complete **Dwelling Computations** 367,079 Base Price % Good 62 9,787 **Plumbing** % Good Override 20,876 Basement **Functional** 0 Heating **Economic** 0 Attic % Complete 0 C&D Factor 10 Other Features Adi Factor 1 397,740 Additions 38,750 Subtotal 930 **Ground Floor Area Total Living Area** 2,028 Dwelling Value 310,010 **Building Notes**

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- 1						
			0	utbuilding Dat	a	
	Туре	Size 1	Size 2	Area Qty	Yr Blt Grade Condition	Value

	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			17,730		
2		11	31		3,840		
3	50	15	15		12,900		
4		11	31		4,280		