

<b>Situs : 59 ALBION ST</b>	<b>Parcel ID: 102-001</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
<p>ONUJIOGU IFEOMA CHUKWUEBUKA M NWA FOR 59 ALBION ST BROCKTON MA 02301</p>	<p>Living Units 2 Neighborhood 210 Alternate ID 8 Vol / Pg 46263/181 District Zoning R1C Class Residential</p>

Property Notes



102-001 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,155		72,820
<p>Total Acres: .0724 Spot: Location:</p>				

Assessment Information				
	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
<p><b>Manual Override Reason</b>  <b>Base Date of Value</b> 1/1/2020  <b>Effective Date of Value</b> 1/1/2020</p>				
<p><b>Value Flag</b> MARKET APPROACH  <b>Gross Building:</b></p>				

Entrance Information			
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	Type	Validity	Deed Reference	Deed Type	Grantee
11/12/15	1	Land + Bldg	Transfer Of Convenience	46263/1		ONUJIOGU IFEOMA
09/17/01	205,000	Land + Bldg	Sale Of Portion/Other Comm	20544/158		
08/27/98		Land + Bldg	Sale Of Portion/Other Comm	16543/316		

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Dwelling Information

Style

Tw o Family

Year Built

1925

Story height

2

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

White

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

Steam

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

9

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

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

367,079

% Good

62

Plumbing

9,787

% Good Override

Basement

20,876

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

397,740

Additions

38,750

Ground Floor Area

930

Dwelling Value

310,010

Total Living Area

2,028

Building Notes

14

9

B

9

14

6

12

C

12

6

31

A

31

3

7

D

7

3

30

12

E

7

12

ID Code

Description

Area

A

Main Building

930

B 10

1SFR

126

C 11/31

OFF/WDK

72

D 50/15/15

BSMT/FBAY/FBAY

21

E 11/31

OFF/WDK

84

Outbuilding Data

Type

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