

<b>Situs : 49 ALBION ST</b>	<b>Parcel ID: 102-003</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RIVERA CELINA C/O WILBER WILSON 49 ALBION ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 10 Vol / Pg 43407/29 District Zoning R1C Class Residential

Property Notes



102-003 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,340			980
Total Acres: .1915				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,400	79,400	0	74,200
Building	216,600	198,300	0	185,600
Total	296,000	277,700	0	259,800
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

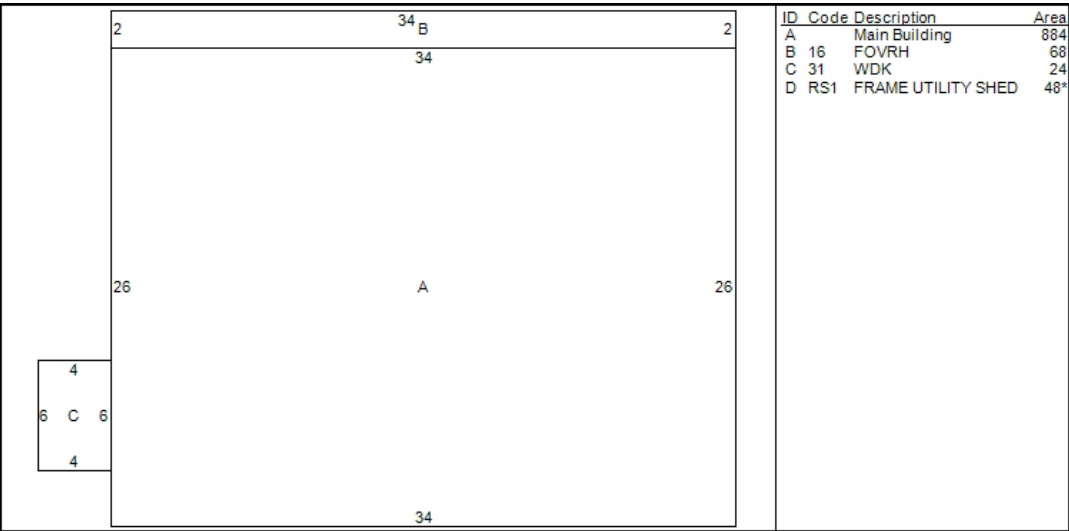
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/13	168,000	Land + Bldg	Valid Sale	43407/29		RIVERA CELINA
07/02/12	117,000	Land + Bldg	Repossession	41599/155		
05/04/06		Land + Bldg	Transfer Of Convenience	32633/81		
08/30/05	270,000	Land + Bldg	Valid Sale	31241/154		
04/12/05	211,800	Land + Bldg	Sold Tw ice In Same Year	30331/313		
05/18/04	260,000	Land + Bldg	Valid Sale	28238/129		
03/03/03	195,000	Land + Bldg	Valid Sale	24361/55		
05/01/89	146,000	Land + Bldg	Changed After Asmt Date/B4 Sale			

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1989
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	442	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	199,478	<b>% Good</b>	82
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	5,438	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	21,818	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	236,090	<b>Additions</b>	4,510
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,394	<b>Dwelling Value</b>	198,100

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	48	48	1	1990	C	A	180

Condominium / Mobile Home Information	
<b>Complex Name</b> Condo Model	
<b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			4,180	
2		31			330	