

Situs : 41 ALBION ST	Parcel ID: 102-004	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOSEPH GUERLINE 41 ALBION ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 11 Vol / Pg 27695/91 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 150			110
Total Acres: .1641				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	261,300	240,600	0	209,100
Total	339,800	319,100	0	282,700
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
04/12/06	BM	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/28/03	40791	12,850	BLDG 19 Winds, Kit,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/09/04	325,000	Land + Bldg	Valid Sale	27695/95		
08/12/03	190,000	Land + Bldg	Court Order/Decree	26148/190		

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Dwelling Information

Style

Tw o Family

Year Built

1925

Story height

1.7

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Asbestos

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

Heat Type

Basic

Stacks

Fuel Type

Gas

Openings

System Type

Warm Air

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

2

Family Rooms

Half Baths

Kitchens

2

Extra Fixtures

Total Rooms

8

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

310,975

% Good

62

Plumbing

9,787

% Good Override

Basement

19,454

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Subtotal

340,220

Additions

3,780

Ground Floor Area

833

Dwelling Value

235,810

Total Living Area

1,458

Building Notes

8

B

4

4

4

4

4

4

14

10

4

4

14

13

4

4

21

21

37

21

4

5

5

C

5

4

ID

Code

Description

Area

A

Main Building

833

B

12

EFP

72

C

14

FUB

20

D

RG1

GARAGE - WD/CB

190*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 190

190

1

1925

C

A

4,770

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

12

3,530

2

14

250