

**Situs : 41 ALBION ST**

**Parcel ID: 102-004**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
JOSEPH GUERLINE  
41 ALBION ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
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
<b>Land</b>	78,500	78,500	0	73,600
<b>Building</b>	261,300	240,600	0	209,100
<b>Total</b>	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	Owner

**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		

Situs : 41 ALBION ST

Parcel Id: 102-004

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

**Dwelling Information**

<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Natural		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>	2	<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

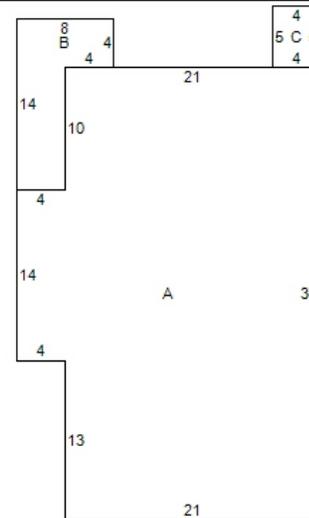
**Grade & Depreciation**

<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 % Complete</b>	10	<b>% Good Ovr</b>	

**Dwelling Computations**

<b>Base Price</b>	310,975	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	19,454	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	340,220	<b>Additions</b>	3,780
<b>Ground Floor Area</b>	833		
<b>Total Living Area</b>	1,458	<b>Dwelling Value</b>	235,810

**Building Notes**



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