

Situs : 37 ALBION ST

Parcel ID: 102-005

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

NEE MICHAEL E
KATHLEEN A NEE
37 ALBION ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	12
Vol / Pg	11516/00070
District	
Zoning	R1C
Class	Residential

Property Notes



102-005 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	425		310

Total Acres: .1705
Spot:

Location:

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	336,200	333,600	0	226,900
Total	414,900	412,300	0	300,600

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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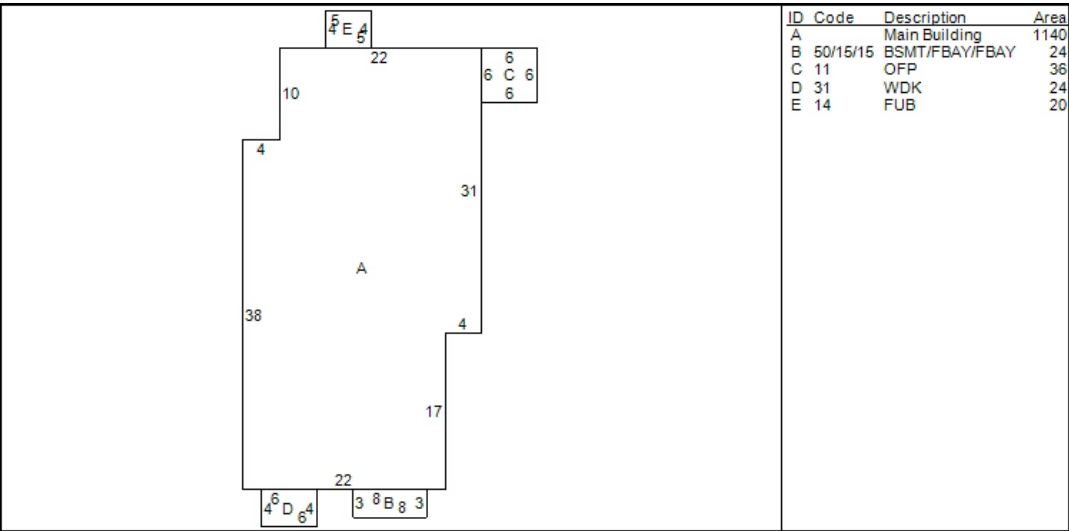
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/86	124,400	Land + Bldg		11516/70		

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No
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	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
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			
Base Price	421,115	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,949	Functional	
Heating	0	Economic	
Attic	10,313	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	465,160	Additions	16,370
Ground Floor Area	1,140		
Total Living Area	2,328	Dwelling Value	333,610

Building Notes	



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	50	15	15		13,890
2		11			1,550
3		31			680
4		14			250