


Situs : 31 ALBION ST	Parcel ID: 102-006	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MANUELE ANTHONY 31 ALBION ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 13 Vol / Pg 37255/113 District Zoning R1C Class Residential
Property Notes	



102-006 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,875		78,220
<div>Total Acres: .1578</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,200	78,200	0	73,400
Building	173,800	167,700	0	143,600
Total	252,000	245,900	0	217,000
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
08/23/19	CP	Field Review	Other
04/26/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/14/00	33082	876	BLDG 12' X 19' Deck	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/09	142,400	Land + Bldg	Valid Sale	37255/113		MANUELE ANTHONY
04/03/09	62,000	Land + Bldg	Sale After Foreclosure	37023/340		
03/30/09	243,323	Land + Bldg	Repossession	36994/41		
11/26/04	240,000	Land + Bldg	Valid Sale	29545/2		
10/27/99	110,500	Land + Bldg	Valid Sale	17990/109		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Warm Air	Pre-Fab

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

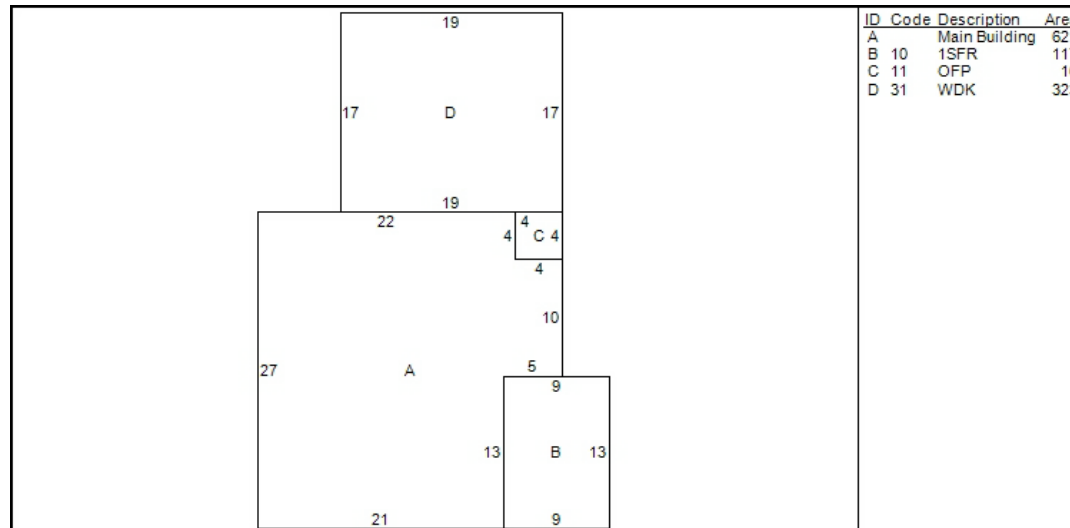
Grade & Depreciation

Grade	C	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	242,456	% Good	62
Plumbing		% Good Override	
Basement	15,167	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	257,620	Additions	8,000
Ground Floor Area	621		
Total Living Area	1,204	Dwelling Value	167,720

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			4,710
2		11			250
3		31			3,040