

Situs : 27 ALBION ST

Parcel ID: 102-007

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PIERRE FILS AIME TR
27 ALBION ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 14-1
Vol / Pg 46715/149
District
Zoning R1C
Class Residential

Property Notes

2ND FLR ADDITION 2018



102-007 03/16/2020

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|---------|------|-------------------|-------------|--------|
| Primary | SF | 6,190 | | 77,230 |

Total Acres: .1421
Spot:

Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|---------|--------|---------|
| Land | 77,200 | 77,200 | 0 | 72,700 |
| Building | 274,400 | 316,000 | 0 | 243,700 |
| Total | 351,600 | 393,200 | 0 | 316,400 |

Manual Override Reason

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

Entrance Information

| Date | ID | Entry Code | Source |
|----------|----|--------------|--------|
| 08/24/20 | GL | Field Review | Other |
| 12/20/18 | CP | Field Review | Other |
| 07/23/02 | BM | Not At Home | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|---|------------|
| 09/12/16 | 65472 | 20,000 | ADDITION 2 Bdrroom, Bathroom ,Sm Office | 100 |
| 08/02/01 | 35123 | 18,400 | BLDG Addition & Fire | 100 |
| 07/18/01 | 35021 | 600 | BLDG Kit Cabinets, P | 100 |
| 04/05/01 | 34319 | 4,000 | BLDG Temp Mobile Ho | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|-------------------------|----------------|------------|-------------------------------|
| 03/21/16 | 178,000 | Land + Bldg | Sale After Foreclosure | 46715/149 | Quit Claim | PIERRE FILS AIME TR |
| 03/21/16 | 140,000 | Land + Bldg | Repossession | 46705/144 | Quit Claim | NSP RESIDENTIAL LLC |
| 09/23/15 | 156,873 | Land + Bldg | Repossession | 46074/3 | | U S BANK NATIONAL ASSOCIATION |
| 11/01/04 | 270,000 | Land + Bldg | Valid Sale | 29375/226 | | |
| 08/15/02 | | Land + Bldg | Transfer Of Convenience | 22633/149 | | |
| 12/20/00 | | Land + Bldg | Family Sale | 19190/75 | | |
| 05/20/97 | 80,300 | Land + Bldg | | 15187 | | |

| | | | | |
|----------------------|--------------------|--------------------------------|--------------|---------------------------|
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|----------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|----------|-----------------------|------|
| Style | Colonial | Year Built | 1964 |
| Story height | 2 | Eff Year Built | 1990 |
| Attic | None | Year Remodeled | 2018 |
| Exterior Walls | Frame | 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 | Warm Air | Pre-Fab |

| Room Detail | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 4 | Full Baths | 3 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 8 | Bath Type | |
| Kitchen Type | | Bath Remod | No |
| Kitchen Remod | No | | |

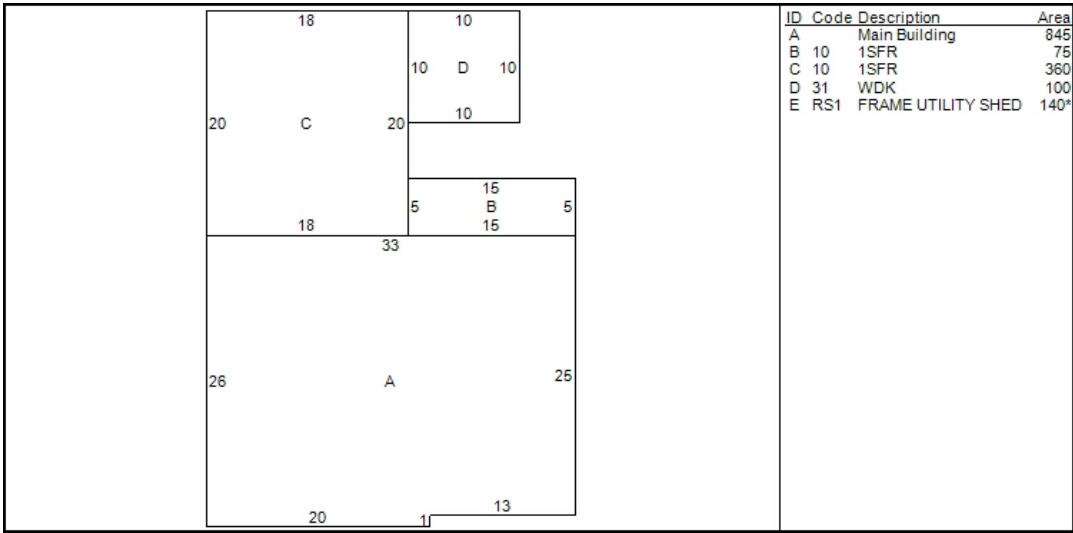
| Adjustments | |
|--------------------------|------|
| Int vs Ext | Same |
| Cathedral Ceiling | x |
| Unfinished Area | |
| Unheated Area | |

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

| Dwelling Computations | | | |
|-----------------------|---------|------------------------|--------|
| Base Price | 319,628 | % Good | 82 |
| Plumbing | 18,124 | % Good Override | |
| Basement | 18,177 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 355,930 | Additions | 23,530 |

| | | | |
|--------------------------|-------|-----------------------|---------|
| Ground Floor Area | 845 | Dwelling Value | 315,390 |
| Total Living Area | 2,125 | | |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x | 140 | 140 | 1 | 1993 | C | A | 590 |

| 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 | | | 4,260 | |
| 2 | | 10 | | | 18,040 | |
| 3 | | 31 | | | 1,230 | |