

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

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
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
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 Bdrm, 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	In-law Apt	No
Color	Tan		

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	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

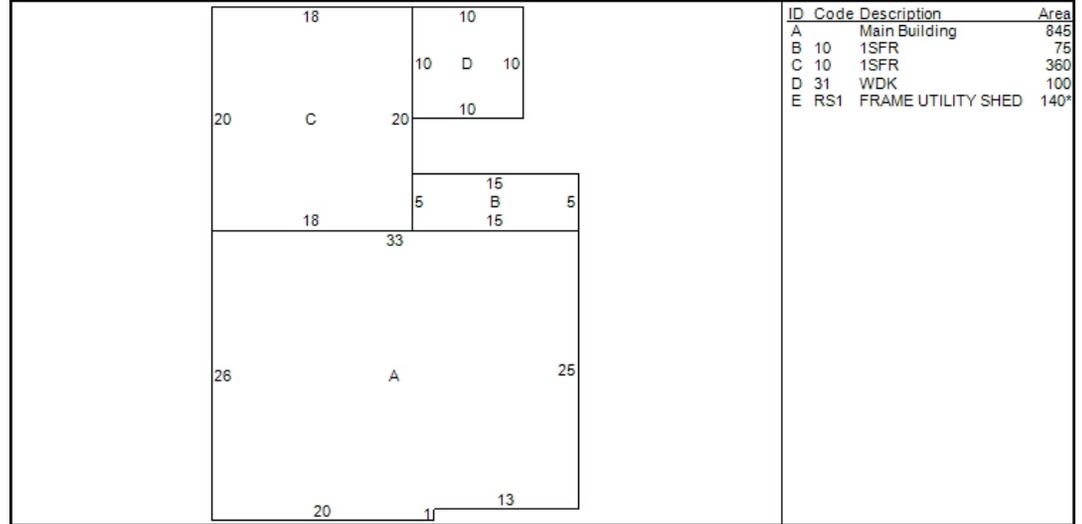
Grade & Depreciation

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		
Total Living Area	2,125	Dwelling Value	315,390

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