


Situs : 23 ALBION ST	Parcel ID: 102-008	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RICH KELLY J 23 ALBION ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 14-2 Vol / Pg 40581/240 District Zoning R1C Class Residential
Property Notes	



102-008 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 80			60
<div> <div>Total Acres: .1625</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,500
Building	174,200	166,300	0	168,300
Total	252,700	244,800	0	241,800
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/23/19	CP	Field Review	Other
05/01/18	CP	Field Review	Other

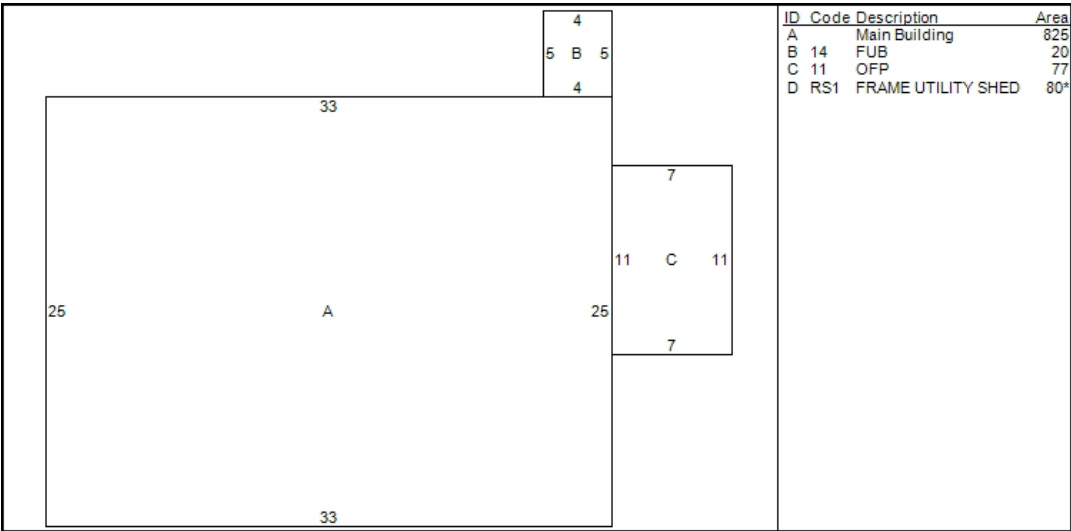
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/26/17	O61156	0	SOLARPANLS	100
11/07/14	B61156	4,000	BLDG Solar Panels	100
01/21/11	54380	9,000	BLDG Roof/Kit&Bath	0
02/19/98	28534	3,400	BLDG 6 Winds, Tub Su	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/11	135,000	Land + Bldg	Valid Sale	40581/240		RICH KELLY J
01/07/11	70,000	Land + Bldg	Sale After Foreclosure	39518/180		
04/27/10	101,752	Land + Bldg	Repossession	38462/108		
10/06/97		Land + Bldg	Transfer Of Convenience	15539		

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Dwelling Information			
Style	Ranch	Year Built	1958
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	144	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	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	190,957	% Good	76
Plumbing		% Good Override	
Basement	17,919	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	7,108	C&D Factor	
		Adj Factor	1
Subtotal	215,980	Additions	1,670
Ground Floor Area	825		
Total Living Area	969	Dwelling Value	165,810

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1998	C	A	440

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		14			230	
2		11			1,440	