

**Situs : 19 ALBION ST**

**Parcel ID: 102-009**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

VACCA PATRICK  
JACQUELINE VACCA  
19 ALBION ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 14  
Vol / Pg 03616/00119  
District  
Zoning R1C  
Class Residential

**Property Notes**



102-009 03/16/2020

**Land Information**

| Type     | Size     | Influence Factors | Influence % | Value  |
|----------|----------|-------------------|-------------|--------|
| Primary  | SF 7,000 |                   |             | 78,400 |
| Residual | SF 34    |                   |             | 20     |

Total Acres: .1615  
Spot:

Location:

**Assessment Information**

|                 | Appraised | Cost    | Income | Prior   |
|-----------------|-----------|---------|--------|---------|
| <b>Land</b>     | 78,400    | 78,400  | 0      | 73,500  |
| <b>Building</b> | 202,900   | 227,800 | 0      | 204,500 |
| <b>Total</b>    | 281,300   | 306,200 | 0      | 278,000 |

**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  |
| 12/19/18 | P&C | Field Review | Other  |
| 05/30/18 | CP  | Field Review | Other  |
| 04/02/02 | BM  | Unimproved   | Other  |

**Permit Information**

| Date Issued | Number | Price  | Purpose              | % Complete |
|-------------|--------|--------|----------------------|------------|
| 04/20/18    | 68651  | 6,000  | ROOF/NEW             | 100        |
| 04/25/16    | 64499  | 11,000 | SIDING               | 100        |
| 05/01/14    | B59855 | 4,300  | BLDG Tri Zone Unit   | 100        |
| 02/16/01    | 34138  | 12,000 | BLDG Rem Kit & Bthrm | 100        |

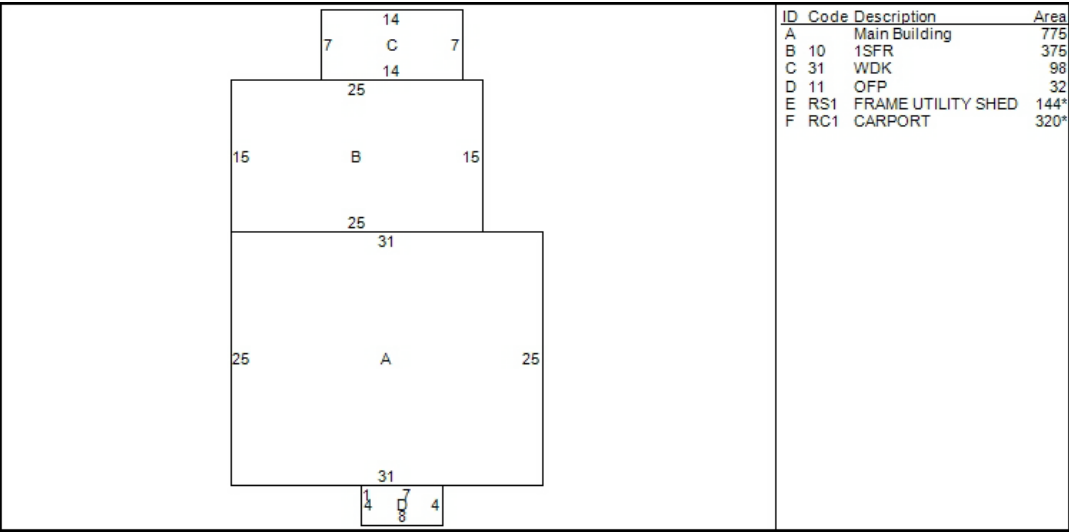
**Sales/Ownership History**

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|------|----------|----------------|-----------|---------|
|               |       |      |          | 3616/119       |           |         |

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

| Dwelling Information  |          |                 |         |
|-----------------------|----------|-----------------|---------|
| Style                 | Cape     | Year Built      | 1948    |
| Story height          | 1.7      | Eff Year Built  |         |
| Attic                 | None     | Year Remodeled  |         |
| Exterior Walls        | Frame    | Amenities       |         |
| Masonry Trim          | x        | In-law Apt      | No      |
| Color                 | Gray     |                 |         |
| 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          | 1       |
| Fuel Type             | Oil      | Openings        | 1       |
| System Type           | Warm Air | Pre-Fab         |         |
| Room Detail           |          |                 |         |
| Bedrooms              | 3        | Full Baths      | 1       |
| Family Rooms          |          | Half Baths      |         |
| Kitchens              |          | Extra Fixtures  |         |
| Total Rooms           | 6        | 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             | Good     | Functional      |         |
| CDU                   | AVERAGE  | Economic        |         |
| Cost & Design         | 0        | % Good Ovr      |         |
| % Complete            |          |                 |         |
| Dwelling Computations |          |                 |         |
| Base Price            | 275,535  | % Good          | 69      |
| Plumbing              |          | % Good Override |         |
| Basement              | 17,237   | Functional      |         |
| Heating               | 0        | Economic        |         |
| Attic                 | 0        | % Complete      |         |
| Other Features        | 9,382    | C&D Factor      |         |
|                       |          | Adj Factor      | 1       |
| Subtotal              | 302,150  | Additions       | 17,390  |
| Ground Floor Area     | 775      |                 |         |
| Total Living Area     | 1,731    | Dwelling Value  | 225,870 |

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



| Outbuilding Data |         |        |      |     |        |       |           |       |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1  | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed       | 1 x 144 |        | 144  | 1   | 1980   | C     | A         | 530   |
| Carport          | 16 x 20 |        | 320  | 1   | 2000   | C     | A         | 1,440 |

| 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                |     | 10  |     |     | 15,800 |  |
| 2                |     | 31  |     |     | 1,040  |  |
| 4                |     | 11  |     |     | 550    |  |