

Situs : 11 ALBION ST		Parcel ID: 102-010		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION			<div></div> <div>102-010 03/16/2020</div>			
WHITE DANIELLE 102 FAIRVIEW AVE BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 14-3 Vol / Pg 46763/238 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	17			10				
Total Acres: .1611 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,400	78,400	0	73,500				
Building		178,500	176,800	0	161,700				
Total		256,900	255,200	0	235,200				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
06/01/12	56570	2,000	BLDG	Insulation	0				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/01/16	121,600	Land + Bldg	Court Order/Decree	46763/238 4650/363	Fiduciary	WHITE DANIELLE			

Situs : 11 ALBION ST	Parcel Id: 102-010	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style Cape Story height 1.7 Attic None Exterior Walls Frame Masonry Trim x Color White	Year Built 1948 Eff Year Built Year Remodeled Amenities In-law Apt No		
Basement			
Basement Full FBLA Size x Rec Rm Size x	# Car Bsm't Gar FBLA Type Rec Rm Type		
Heating & Cooling		Fireplaces	
Heat Type Basic Fuel Type Gas System Type Hot Water	Stacks Openings Pre-Fab		
Room Detail			
Bedrooms 2 Family Rooms Kitchens Total Rooms 4 Kitchen Type Kitchen Remod No	Full Baths 1 Half Baths Extra Fixtures Bath Type Bath Remod No		
Adjustments			
Int vs Ext Same Cathedral Ceiling x	Unfinished Area Unheated Area		
Grade & Depreciation			
Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		
Dwelling Computations			
Base Price 237,945 Plumbing Basement 14,885 Heating 0 Attic 0 Other Features 0 Subtotal 252,830	% Good 69 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 2,350		
Ground Floor Area 600 Total Living Area 1,075	Dwelling Value 176,800		
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>600</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFP</td> <td>48</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>25</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	600	B	11	OFP	48	C	16	FOVRH	25
ID	Code	Description	Area															
A		Main Building	600															
B	11	OFP	48															
C	16	FOVRH	25															
Outbuilding Data																		
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value										
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		11			830													
2		16			1,520													