

Situs : 26 SOMERSET PL	Parcel ID: 112-034	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALVES LUIS S 26 SOMERSET PL BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 4 Vol / Pg 38214/161 District Zoning C2 Class Residential

Property Notes



112-034 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,822			76,690
Total Acres: .1337 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,700	76,700	0	72,300
Building	435,000	472,100	0	372,800
Total	511,700	548,800	0	445,100
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
08/20/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/06/98	28725	4,000	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/05/10		Land + Bldg	Transfer Of Convenience	38214/161		
10/17/01	212,000	Land + Bldg	Valid Sale	20715/278		
10/01/99	136,000	Land + Bldg	Valid Sale	17918/199		
08/10/98	110,000	Land + Bldg	Valid Sale	16490/334		
12/10/97	35,000	Land + Bldg	Sale After Foreclosure	15603/232		
10/30/97	59,075	Land + Bldg	Repossession	15714		

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Dwelling Information

Style	3 Fam Slope	Year Built	1888
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Steam	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

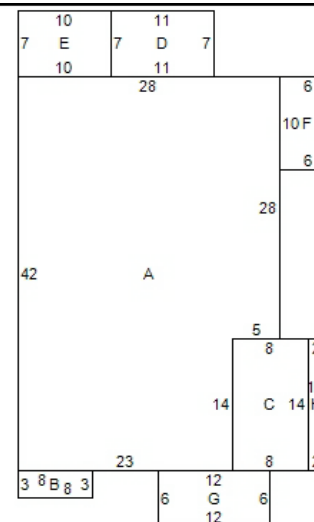
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	512,107	% Good	62
Plumbing	19,574	% Good Override	
Basement	23,441	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	555,120	Additions	88,220
Ground Floor Area	1,106		
Total Living Area	3,219	Dwelling Value	466,810

Building Notes



ID	Code	Description	Area
A		Main Building	1106
B	50/15/15	BSMT/FBAY/FBAY	24
C	50/10/10	BSMT/1SFR/1SFR	112
D	10/10/31	1SFR/1SFR/WDK	77
E	31	WDK	70
F	31	WDK	60
G	11	OPF	72
H	50/10	BSMT/1SFR	28
I	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	F	5,290

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	Line #	Low	1st	2nd	3rd	Value
1	50	15	15		13,890	5		31			1,240
2	50	10	10		34,470	6		11			2,420
3		10	10	31	26,410	7	50	10			8,430
4			31		1,360						