

Situs : 25 SOMERSET PL	Parcel ID: 112-038	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PENA ORLANDO RODRIQUEZ CARMEN NUNEZ PO BOX 3311 BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 8 Vol / Pg 41261/78 District Zoning C2 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,637			77,870
Total Acres: .1524 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,900	77,900	0	73,100
Building	431,500	496,600	0	383,300
Total	509,400	574,500	0	456,400
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
08/20/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/08/02	36141	14,410	BLDG Rub Roof, Porch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/23/18	500,000	Land + Bldg	Valid Sale	49621/152	Quit Claim	PENA ORLANDO RODRIQUEZ
04/23/12		Land + Bldg	Transfer Of Convenience	41261/78		
06/22/11		Land + Bldg	Transfer Of Convenience	40048/196		
03/25/08		Land + Bldg	Transfer Of Convenience	35765/177		
02/13/08	200,600	Land + Bldg	Repossession	35598/8		
12/31/01	245,000	Land + Bldg	Valid Sale	21254/170		
01/01/87	166,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	3 Fam Flat	Year Built	1904
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	
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	15		
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	558,212	% Good	62
Plumbing	18,124	% Good Override	
Basement	23,280	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	599,620	Additions	80,530
Ground Floor Area	1,222		
Total Living Area	3,990	Dwelling Value	489,470
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Det Garage	1 x	625	625	1	1904	C	F	7,120			

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		11	11	11	5,890	5		10	10	10	21,510
2	50	15	15	15	22,010						
3	50	15	15	15	24,490						
4		11	11	11	6,630						