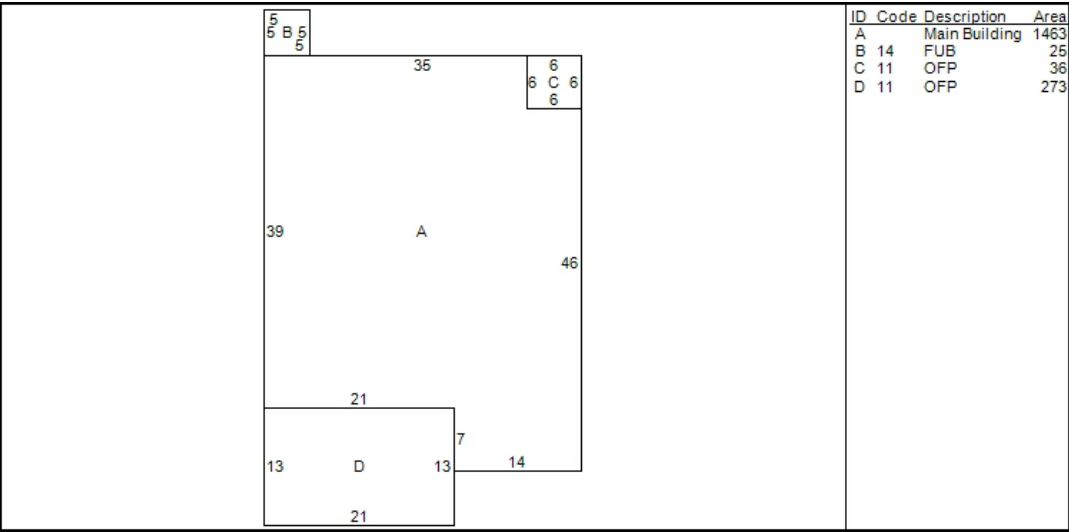


Situs : 226 PERKINS AV		Parcel ID: 123-003		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CREESE MICHELLE 226 PERKINS AV BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 28 Vol / Pg 49626/22 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	6,651			4,860				
Total Acres: .3134 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		83,300	83,300	0	77,000				
Building		217,300	233,400	0	199,100				
Total		300,600	316,700	0	276,100				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
08/07/02	37341	3,500	BLDG	Rep Pt Of Sill-	100				
06/09/00	32878	3,800	BLDG	Strip Roof & Re	100				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
03/26/18	291,000	Land + Bldg	Valid Sale	49626/22	Quit Claim	CREESE MICHELLE			
06/28/02	185,000	Land + Bldg	Valid Sale	22338/123					

Situs : 226 PERKINS AV	Parcel Id: 123-003	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Bungalow	Year Built	1920
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Stucco	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Gas	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	1
Total Rooms	8	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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	458,342	% Good	45
Plumbing	13,050	% Good Override	
Basement	28,673	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	510,200	Additions	3,830
Ground Floor Area	1,463		
Total Living Area	2,560	Dwelling Value	233,420

Building Notes	



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		14			180	
2		11			410	
3		11			3,240	