

Situs : 251 SUMMER ST	Parcel ID: 128-058	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SEECHARAN REMBERRAN AND JUANITA STATES 251 SUMMER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 79 Vol / Pg 20472/179 District Zoning R1C Class Residential

Property Notes



128-058 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 376			250
Total Acres: .353 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,300	99,300	0	86,500
Building	166,900	162,200	0	164,800
Total	266,200	261,500	0	251,300
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
09/04/20	AW	Field Review	Other
11/20/14	DR	Not At Home	Other

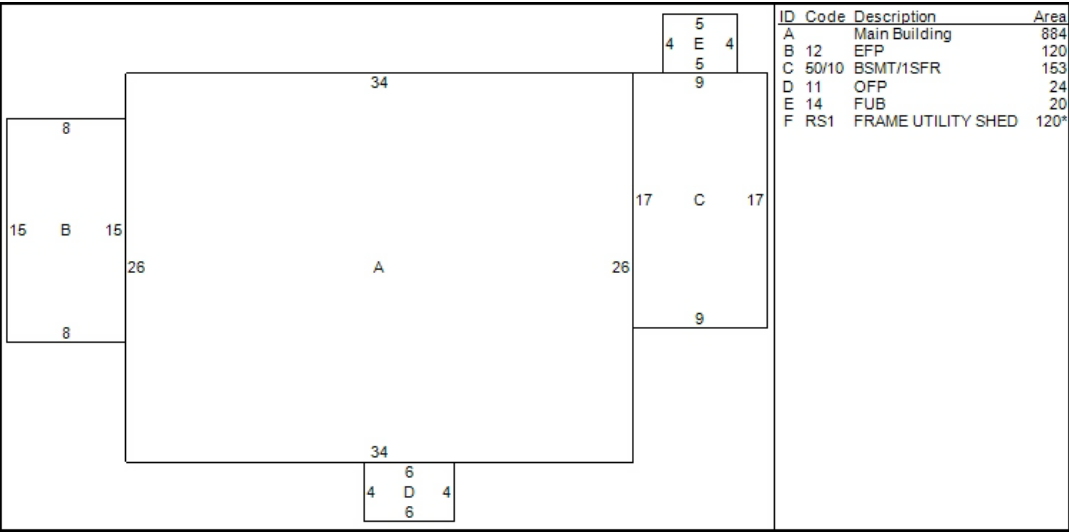
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/01	175,000	Land + Bldg	Valid Sale	20472/179		
09/21/98	52,000	Land + Bldg	Court Order/Decree	16620/13		

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Dwelling Information			
Style	Ranch	Year Built	1946
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	199,478	% Good	69
Plumbing		% Good Override	
Basement	18,718	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	218,200	Additions	11,040
Ground Floor Area	884		
Total Living Area	1,037	Dwelling Value	161,600

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 12		120	1	1995	C	A	570

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		12			2,550	
2	50	10			7,870	
3		11			410	
4		14			210	