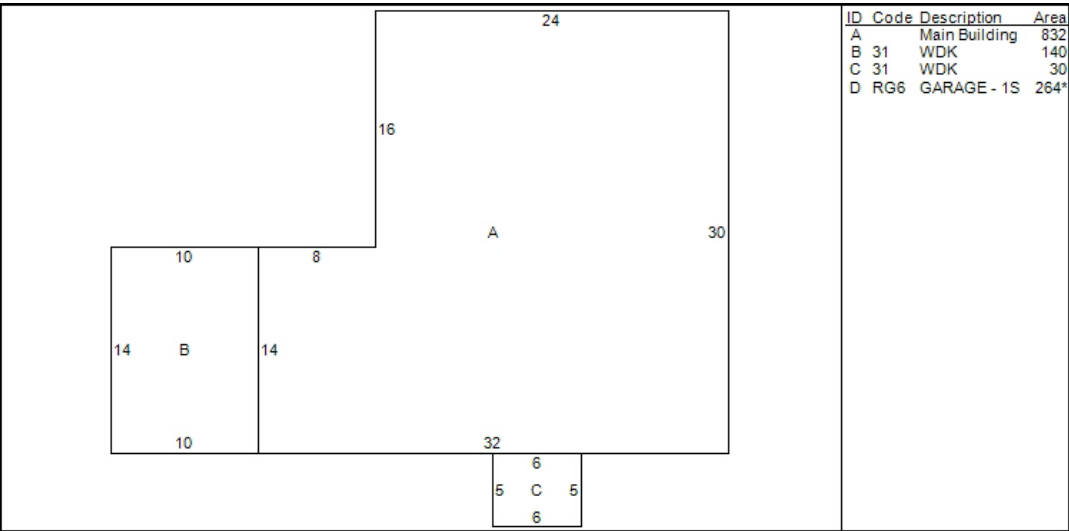


Situs : 171 SUMMER ST		Parcel ID: 128-064		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
HERMAN CARLOS F 171 SUMMER STREET BROCKTON MA 02301			Living Units 1 Neighborhood 250 Alternate ID 86-1 Vol / Pg 33593/139 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	7,500		89,100					
Total Acres: .1722 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	89,100	89,100	0	78,600					
Building	152,400	133,300	0	142,200					
Total	241,500	222,400	0	220,800					
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					
08/26/20	1478	1,000	DECK						
04/19/17	66602	3,000	OTHER Shed	100					
10/08/13	B58982	750	BLDG Replc 1 Window	100					
04/25/07	48377	900	BLDG Repr 10x14.5 De	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/27/18	232,000	Land + Bldg	Valid Sale	49740/70	Quit Claim	HERMAN CARLOS F			
10/30/06	160,000	Land + Bldg	Outlier-Written Desc Needed	33593/139		HERMAN CARLOS F			
09/26/97	66,400	Land + Bldg		15512					

Situs : 171 SUMMER ST	Parcel Id: 128-064	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Part	# 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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	191,960	% Good	60
Plumbing		% Good Override	
Basement	9,007	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	200,970	Additions	1,560
Ground Floor Area	832		
Total Living Area	832	Dwelling Value	122,140

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 22		264	1	2017	C	A	11,140

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		31			1,260	
2		31			300	