

Situs : 157 SUMMER ST	Parcel ID: 129-074	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TORRES JOSE A & MARIA M TORRES 157 SUMMER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 87 Vol / Pg 13107/00025 District Zoning R1C Class Residential

Property Notes



129-074 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 6,890			4,550
Total Acres: .5026				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	103,600	103,600	0	90,300
Building	172,000	192,800	0	174,000
Total	275,600	296,400	0	264,300
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
09/10/20	AW	Field Review	Other
11/25/14	DR	Estimated For Misc Reason	Other

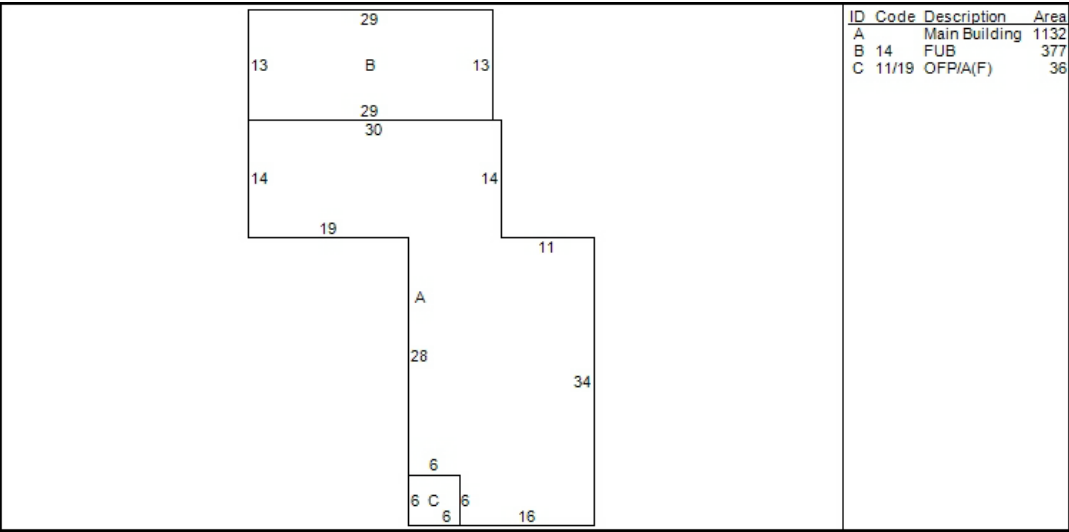
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/07/97	28097	9,000	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13107/25		

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Dwelling Information			
Style	Colonial Ne	Year Built	1814
Story height	1	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	253,868	% Good	62
Plumbing		% Good Override	
Basement	23,822	Functional	
Heating	0	Economic	
Attic	25,645	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	303,340	Additions	4,770
Ground Floor Area	1,132		
Total Living Area	1,490	Dwelling Value	192,840

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			3,720	
2		11	19		1,050	