

Situs : 153 SUMMER ST	Parcel ID: 129-092	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
CASTRO ANGEL MARIA GUALLPA MARIA MAGDALENA GUALLPA CASTRO 153 SUMMER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 90-1 Vol / Pg 51591/32 District Zoning R1C Class Residential

Property Notes



129-092 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,582		91,850
Total Acres: .22 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,900	91,900	0	80,700
Building	387,900	577,700	0	352,400
Total	479,800	669,600	0	433,100
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
05/13/19	CP	Field Review	Other
04/18/06	BM	Not At Home	Other
02/01/05	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/24/20	930	91,092	REMODEL	
04/13/06	46212	12,000	BLDG Hdw d Flrs, Pt	0
03/23/04	41393	4,790	BLDG Vinyl Side 3 Wa	100
09/02/03	40364	6,500	BLDG Rep Sec Of Roof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/03/19	489,000	Land + Bldg	Valid Sale	51591/32	Quit Claim	CASTRO ANGEL MARIA GUALLPA
08/21/07	10,000	Land + Bldg	Family Sale	34981/110		ANES ELISANGELA S
03/28/06	340,000	Land + Bldg	Valid Sale	32418/205		
09/01/94	95,000	Land + Bldg	Valid Sale			

Situs : 153 SUMMER ST	Parcel Id: 129-092	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial	Year Built	1894
Story height	2.5	Eff Year Built	1960
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Green	In-law Apt	No

Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	500	Rec Rm Type	Typical

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	5	Full Baths	4
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

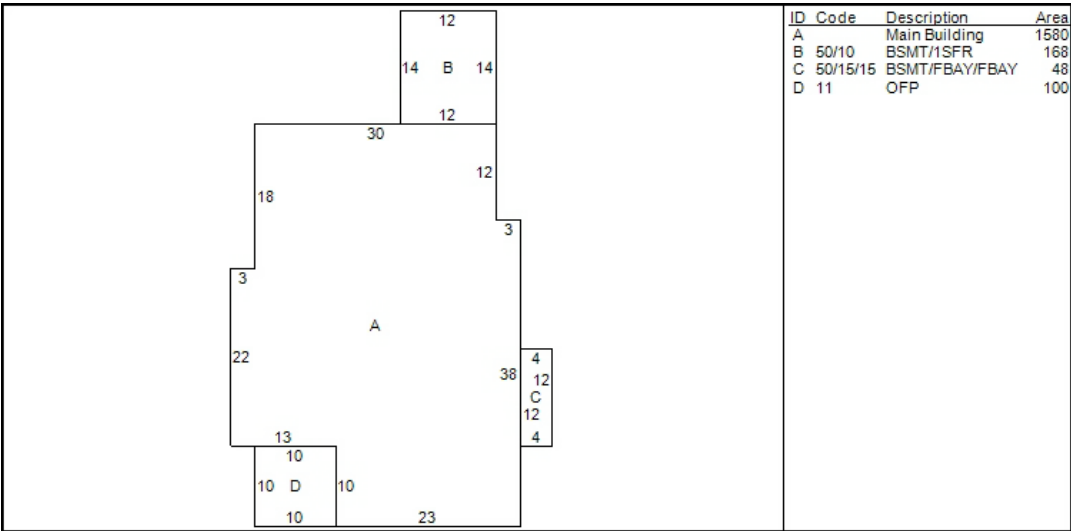
Adjustments	
Int vs Ext	Better
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

Grade & Depreciation	
Grade	C+
Condition	Good
CDU	AVERAGE
Cost & Design	0
% Complete	
Market Adj	
Functional	
Economic	
% Good Ovr	

Dwelling Computations			
Base Price	663,576	% Good	76
Plumbing	29,361	% Good Override	
Basement	30,375	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	13,328	C&D Factor	
		Adj Factor	1
Subtotal	736,640	Additions	17,860

Ground Floor Area	1,580		
Total Living Area	4,214	Dwelling Value	577,710

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	50	10			10,180	
2	50	15	15		5,700	
3		11			1,980	