


Situs : 126 SUMMER ST	Parcel ID: 134-030	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BELLO CARLOS R 126 SUMMER ST BROCKTON MA 02302	Living Units 3 Neighborhood 250 Alternate ID 8 Vol / Pg 47427/83 District Zoning R1C Class Residential
Property Notes	



134-030 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	10,607		93,200
<div>Total Acres: .2435</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,200	93,200	0	81,800
Building	502,800	637,000	0	453,100
Total	596,000	730,200	0	534,900
<div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH Effective Date of Value 1/1/2020</div> <div>Gross Building:</div>				

Entrance Information			
Date	ID	Entry Code	Source
09/11/20	AW	Field Review	Other
04/12/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/09/09	51866	2,000	BLDG Tenant Fit Up	0
06/02/09	51683	500	BLDG Int Remodel	0
12/13/05	45662	5,500	BLDG Stairs 1st To 2	0
03/04/03	36853	36,000	BLDG See Notes	100
09/06/01	35343	1,500	BLDG Kit Repairs, To	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/07/16	442,000	Land + Bldg	Valid Sale	47427/83	Quit Claim	BELLO CARLOS R
06/30/09	185,700	Land + Bldg	Sale After Foreclosure	37429/210		
05/21/08	229,500	Land + Bldg	Repossession	35987/174		
04/19/02	240,000	Land + Bldg	Valid Sale	21934/34		
08/27/01	164,500	Land + Bldg	Outlier-Written Desc Needed	20424/21		
02/01/90	36,000	Land + Bldg	Changed After Asmt Date/B4 Sale			

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Dwelling Information

Style	3 Fam Slope	Year Built	1854
Story height	2	Eff Year Built	1975
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	2
Fuel Type	Gas	Openings	2
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type	Typical	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

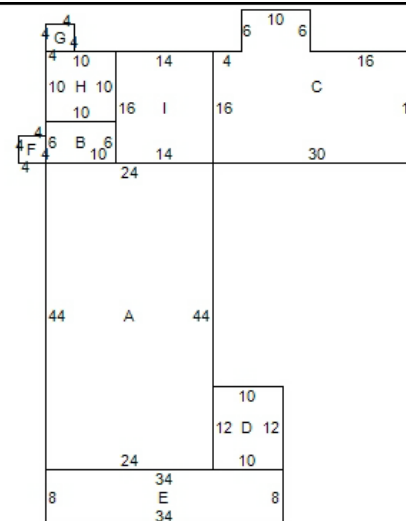
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	399,680	% Good	80
Plumbing	19,574	% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	39,151	% Complete	
Other Features	20,265	C&D Factor	10
		Adj Factor	1
Subtotal	501,400	Additions	187,440
Ground Floor Area	1,056		
Total Living Area	3,530	Dwelling Value	628,670

Building Notes



ID	Code	Description	Area
A		Main Building	1068
B	12/12/31	EPF/EPF/WDK	1050
C	50/10	BSMT/1SFR	540
D		1SFR	120
E	11	OPF	272
F	31	WDK	16
G	31	WDK	16
H	12	EPF	100
I	50/10/17	BSMT/1SFR/50FR	224
J	R61	GARAGE - WD/CB	400
K	RP1	PLASTIC LINER POOL	512
L	RS1	FRAME UTILITY SHED	100

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1925	D	P	2,640
Pool-Plin	1 x 512		512	1	1974	C	A	5,330
Frame Shed	1 x 100		100	1	1984	C	A	370

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	Line #	Low	1st	2nd	3rd	Value
1		12	12	31	8,400	5		31			640
2	50	10			77,360	6		31			640
3		10			22,160	7		12			5,760
4		11			8,240	8	50	10	17		64,240