

Situs : 134 SUMMER ST

Parcel ID: 134-042

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BENOIT MARIE L
134 SUMMER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	2
Neighborhood	250
Alternate ID	10
Vol / Pg	04854/00278
District	
Zoning	R1C
Class	Residential

Property Notes



134-042 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,558		90,500

Total Acres: .1965
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
09/11/20	AW	Field Review	Other
01/22/20	CP	Entry & Sign	Owner

Assessment Information

	Appraised	Cost	Income	Prior
Land	90,500	90,500	0	79,700
Building	305,200	310,200	0	246,100
Total	395,700	400,700	0	325,800

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/27/06	47730	4,500	BLDG Kitchen Cabinets	0
11/17/06	47699	3,600	BLDG Strip & Reroof	0
08/04/99	31201	475	BLDG 15' A/G Pool	100
06/12/98	29041	4,700	BLDG New Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4854/278		

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Dwelling Information

Style	Tw o Family	Year Built	1889
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Oil	Openings
System Type	Warm Air	Pre-Fab

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

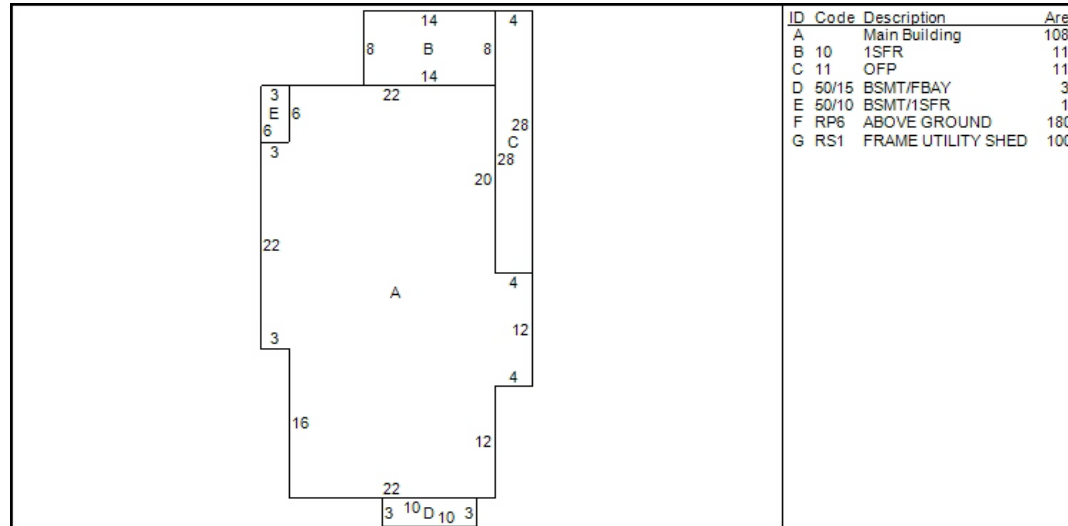
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
% Complete	10	% Good Ovr

Dwelling Computations

Base Price	369,435	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,111	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	402,330	Additions	35,090
Ground Floor Area	1,082		
Total Living Area	1,783	Dwelling Value	309,480

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	1999	C	A	
Frame Shed	1 x 100		100	1	2003	C	A	740

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		10			16,430
2		11			3,290
3	50	15			8,740
4	50	10			6,630