

Situs : 142 SUMMER ST	Parcel ID: 134-044	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FROIO ROBERT J JR SUSAN FROIO 142 SUMMER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 13 Vol / Pg 22618/70 District Zoning R1C Class Residential

Property Notes



134-044 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 41,628			27,470
Total Acres: 1.3 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	126,500	126,500	0	110,400
Building	190,100	230,200	0	173,200
Total	316,600	356,700	0	283,600
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
09/11/20	AW	Field Review	Other
06/19/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/16/00	32924	2,000	BLDG Temp Trailer/Bk	100
09/24/98	29648	500	BLDG Strip Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/13/02		Land + Bldg	Transfer Of Convenience	22618/70		

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Dwelling Information

Style

Colonial

Year Built

1900

Story height

2

Eff Year Built

Attic

Unfin

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Red

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Stacks

1

Fuel Type

Oil

Openings

1

System Type

Hot Water

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

8

Bath Type

Kitchen Type

Bath Remod

No

Kitchen 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

459,073

% Good

45

Plumbing

% Good Override

Basement

26,108

Functional

Heating

0

Economic

Attic

11,242

% Complete

Other Features

10,133

C&D Factor

Subtotal

506,560

Adj Factor

1

Additions

2,250

Ground Floor Area

1,288

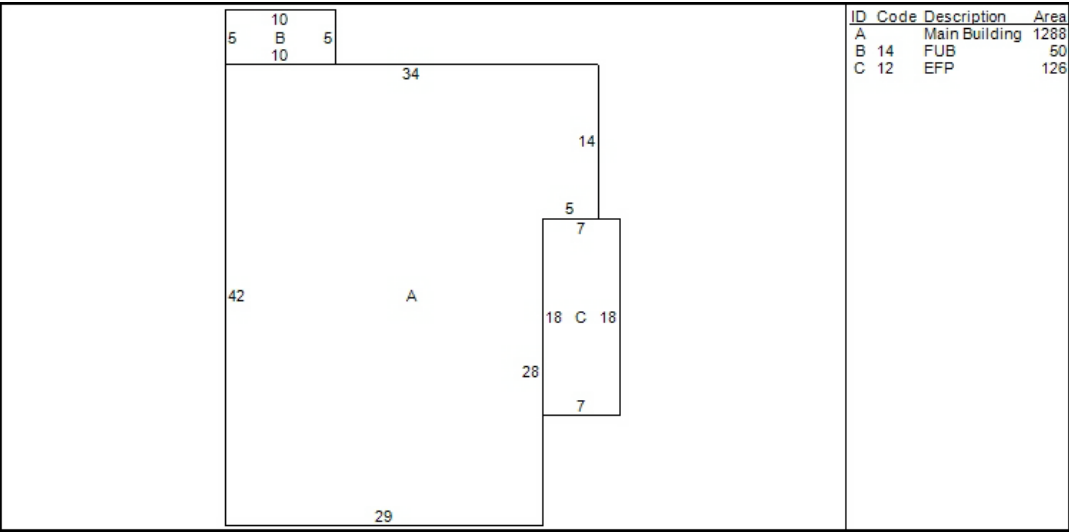
Total Living Area

2,576

Dwelling Value

230,200

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			360	
2		12			1,890	