

Situs : 146 SUMMER ST	Parcel ID: 134-045	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LATSON FRANK TR CHRISTINA M MORLEY TR 148 SUMMER ST BROCKTON MA 02302	Living Units 2 Neighborhood 250 Alternate ID 14 Vol / Pg 49272/183 District Zoning R1C Class Residential

Property Notes



134-045 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 4,345			2,870
Total Acres: .4441				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	101,900	101,900	0	88,800
Building	337,800	434,900	0	325,800
Total	439,700	536,800	0	414,600
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
02/21/18	H&P	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/28/16	64989	14,000	SIDING	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
12/07/17	1	Land + Bldg	Transfer Of Convenience	49272/183	Quit Claim
02/22/17	10	Land + Bldg	Transfer Of Convenience	48131/291	Quit Claim
08/04/05		Land + Bldg	Transfer Of Convenience	31077/347	
Grantee					
LATSON FRANK TR					
LATSON FRANK					

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Dwelling Information

Style	Two Family	Year Built	1842
Story height	2	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	6

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

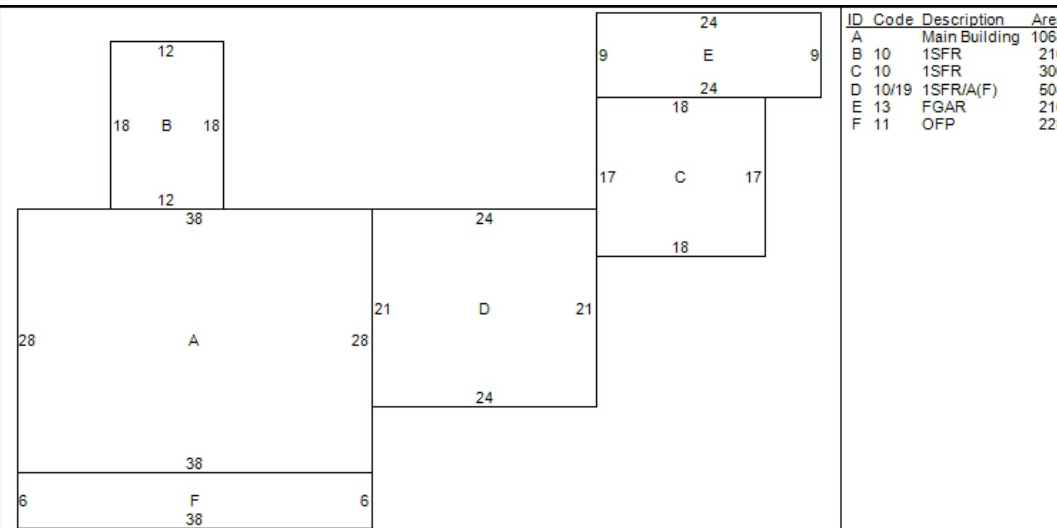
Grade & Depreciation

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

Dwelling Computations

Base Price	371,727	% Good	62
Plumbing	18,124	% Good Override	
Basement	21,140	Functional	
Heating	0	Economic	
Attic	22,758	% Complete	
Other Features	20,496	C&D Factor	10
		Adj Factor	1
Subtotal	454,250	Additions	125,120
Ground Floor Area	1,064		
Total Living Area	3,725	Dwelling Value	434,920

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name	
Condo Model	C+
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		10			23,680	5		11			5,150
2		10			30,320						
3		10	19		57,540						
4		13			8,430						