

Situs : 146 SUMMER ST

Parcel ID: 134-045

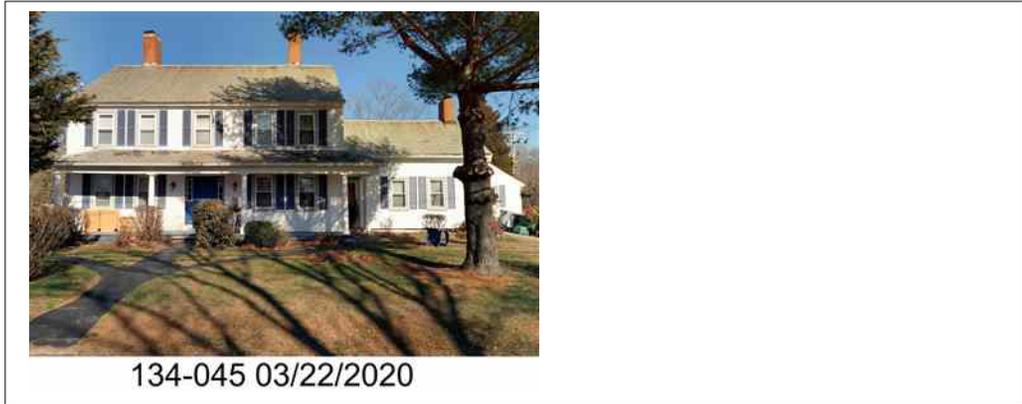
Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
LATSON FRANK TR
CHRISTINA M MORLEY TR
148 SUMMER ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 2
Neighborhood 250
Alternate ID 14
Vol / Pg 49272/183
District
Zoning R1C
Class Residential



Property Notes

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	Owner

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	Grantee
12/07/17	1	Land + Bldg	Transfer Of Convenience	49272/183	Quit Claim	LATSON FRANK TR
02/22/17	10	Land + Bldg	Transfer Of Convenience	48131/291	Quit Claim	LATSON FRANK
08/04/05		Land + Bldg	Transfer Of Convenience	31077/347		

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Dwelling Information

Style Tw o 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**

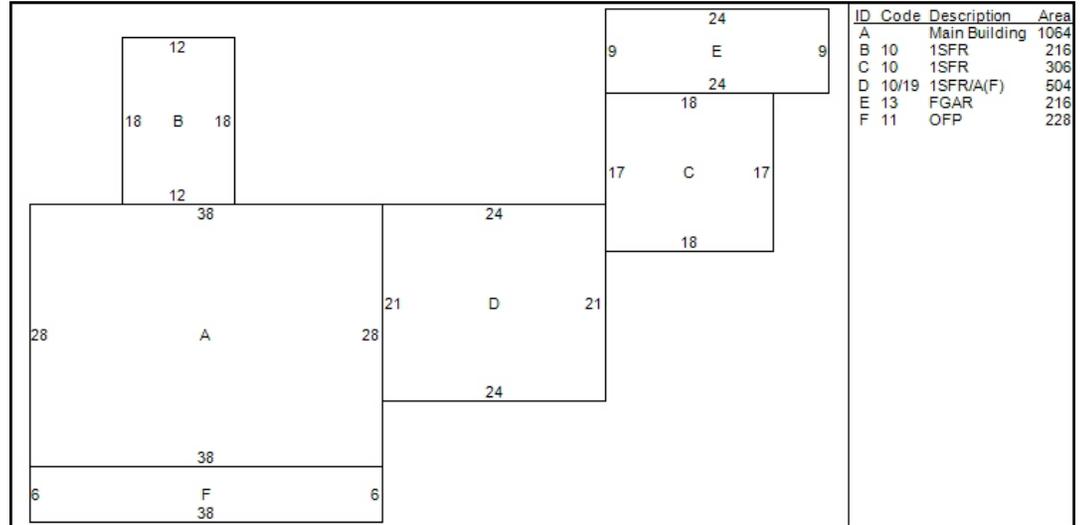
Grade & Depreciation

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



ID	Code	Description	Area
A		Main Building	1064
B	10	1SFR	216
C	10	1SFR	306
D	10/19	1SFR/A(F)	504
E	13	FGAR	216
F	11	OFF	228

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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						