

<b>Situs : 154 SUMMER ST</b>	<b>Parcel ID: 134-047</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIRES JOSE CARLOS MARIA A PIRES 154 SUMMER ST BROCKTON MA 02302	Living Units 3 Neighborhood 250 Alternate ID 16 Vol / Pg 48075/310 District Zoning R1C Class Residential

Property Notes
08/2015 SHORT SALE W/APPROVAL



134-047 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 9,755			6,440
Total Acres: .5683				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	105,400	105,400	0	91,900
Building	354,200	410,800	0	306,100
Total	459,600	516,200	0	398,000
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
05/07/18	CP	Field Review	Other

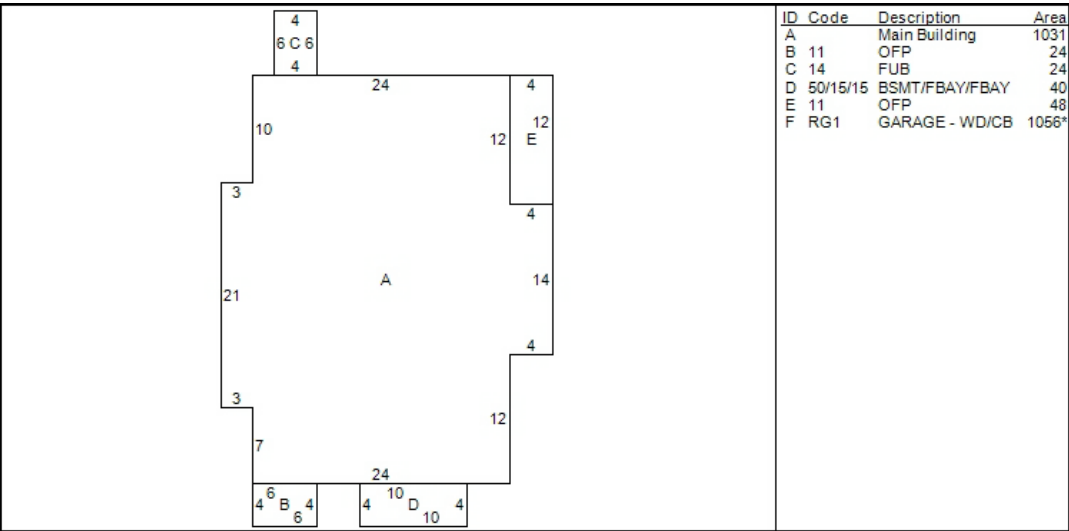
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/30/17	66505	1,200	ROOF/REP	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/01/17	344,000	Land + Bldg	Valid Sale	48075/310	Quit Claim	PIRES JOSE CARLOS
09/14/15		Land + Bldg	Transfer Of Convenience	46034/291		NAKHLE PARTNERS LLC
08/13/15	140,000	Land + Bldg	Outlier-Written Desc Needed	45918/85		KOSS CYNTHIA
03/30/10		Land + Bldg	Transfer Of Convenience	38370/203		
03/31/06	385,000	Land + Bldg	Valid Sale	32455/318		
06/01/83	40,000	Land + Bldg				

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Dwelling Information			
Style	3 Fam Slope	Year Built	1920
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	3
Kitchens		Extra Fixtures	
Total Rooms	11		
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	488,249	% Good	62
Plumbing	39,149	% Good Override	
Basement	22,349	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	21,700
Subtotal	549,750		
Ground Floor Area	1,031		
Total Living Area	2,658	Dwelling Value	396,630

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	1056	1,056	1	1925	C	A	14,170

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		11			1,180	
2		14			310	
3	50	15	15		18,350	
4		11			1,860	