

Situs : 166 SUMMER ST

Parcel ID: 134-049

Class : Two-Family

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

RESENDE REVELINO R  
166 SUMMER ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units 2  
Neighborhood 250  
Alternate ID 18  
Vol / Pg 49361/273  
District  
Zoning R1C  
Class Residential

## Property Notes



134-049 03/22/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 14,070			97,770

Total Acres: .323  
Spot:

Location:

## Assessment Information

	Appraised	Cost	Income	Prior
Land	97,800	97,800	0	85,300
Building	330,400	349,000	0	263,300
Total	428,200	446,800	0	348,600

## Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH  
Gross Building:

Effective Date of Value 1/1/2020

## Entrance Information

Date	ID	Entry Code	Source
09/11/20	AW	Field Review	Other

## Permit Information

Date Issued	Number	Price	Purpose		% Complete
05/11/20	653	1,500	EXTERIOR	R W S	
05/11/10	53203	5,200	BLDG	New Rubber Roof	0
06/19/98	29099	5,400	BLDG	Micro Lams	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/17	314,000	Land + Bldg	Valid Sale	49361/273	Quit Claim	RESENDE REVELINO R
04/01/10	155,500	Land + Bldg	Sale After Foreclosure	38385/252		
07/22/09	146,358	Land + Bldg	Repossession	37520/169		
04/03/06		Land + Bldg	Transfer Of Convenience	32458/185		
05/13/05	399,500	Land + Bldg	Valid Sale	30518/099		
08/27/03	245,000	Land + Bldg	Outlier-Written Desc Needed	26333/185		
10/13/98	126,000	Land + Bldg	Change After Sale (Physical)	16694/135		
04/01/90	50,000	Land + Bldg	Family Sale			
04/01/82	44,500	Land + Bldg				

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**Dwelling Information**

<b>Style</b> Tw o Family	<b>Year Built</b> 1888	
<b>Story height</b> 2	<b>Eff Year Built</b>	
<b>Attic</b> None	<b>Year Remodeled</b>	
<b>Exterior Walls</b> Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b> x		
<b>Color</b> White	<b>In-law Apt</b> No	

**Basement**

<b>Basement</b> Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b> x	<b>FBLA Type</b>	
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b> Basic	<b>Stacks</b>	
<b>Fuel Type</b> Oil	<b>Openings</b>	
<b>System Type</b> Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b> 4	<b>Full Baths</b> 2	
<b>Family Rooms</b>	<b>Half Baths</b>	
<b>Kitchens</b>	<b>Extra Fixtures</b>	
<b>Total Rooms</b> 11		
<b>Kitchen Type</b>	<b>Bath Type</b>	
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No	

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>	

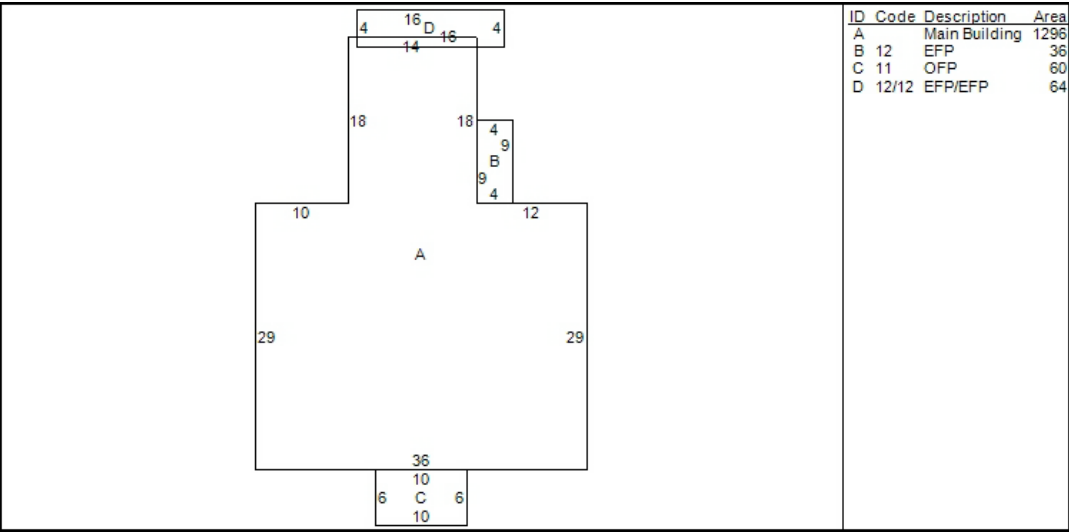
**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>	
<b>Condition</b> Average	<b>Functional</b>	
<b>CDU</b> AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b> 10	<b>% Good Ovr</b>	
<b>% Complete</b>		

**Dwelling Computations**

<b>Base Price</b> 461,307	<b>% Good</b> 62	
<b>Plumbing</b> 9,787	<b>% Good Override</b>	
<b>Basement</b> 26,235	<b>Functional</b>	
<b>Heating</b> 0	<b>Economic</b>	
<b>Attic</b> 0	<b>% Complete</b>	
<b>Other Features</b> 0	<b>C&amp;D Factor</b> 10	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 497,330	<b>Additions</b> 9,860	

<b>Ground Floor Area</b> 1,296		
<b>Total Living Area</b> 2,592	<b>Dwelling Value</b> 349,040	



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		12			2,170
2		11			2,170
3		12	12		5,520

**Building Notes**