

Situs : 174 SUMMER ST	Parcel ID: 134-050	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
HANSON COLLIN R SHERELL HANSON 174 SUMMER ST BROCKTON MA 02302	Living Units 2 Neighborhood 250 Alternate ID 19 Vol / Pg 27649/233 District Zoning R1C Class Residential
Property Notes	



134-050 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 56			40
Total Acres: .3457 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,000	99,000	0	86,300
Building	303,500	297,000	0	238,200
Total	402,500	396,000	0	324,500
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
02/01/05	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/28/05	44114	40,000	BLDG Shtrk Winds,Flr	0
08/26/04	42561	4,000	BLDG Temp Mobile Hom	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/02/04		Land + Bldg	Transfer Of Convenience	27649/233		

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Dwelling Information

Style

Tw o Family

Year Built

1733

Story height

2

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Al/Vinyl

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

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

Fuel Type

Oil

Openings

System Type

Hot Water

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

2

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

Good

Functional

CDU

AVERAGE

Economic

Cost & Design

10

% Good Ovr

% Complete

Dwelling Computations

Base Price

390,301

% Good

62

Plumbing

9,787

% Good Override

Basement

22,197

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

10

Adj Factor

1

Additions

1,920

Subtotal

422,290

Ground Floor Area

1,020

Total Living Area

2,040

Dwelling Value

289,920

Building Notes

14

6

23

28

32

14

5

6

6

5

20

A

ID	Code	Description	Area
A		Main Building	1020
B	12	EFP	30
C	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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		12			1,920