

<b>Situs : 190 SUMMER ST</b>	<b>Parcel ID: 134-052</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
FULLER THOMAS E 190 SUMMER ST BROCKTON MA 02302	Living Units 1 Neighborhood 250 Alternate ID 22 Vol / Pg 47046/231 District Zoning R1C Class Residential
Property Notes	



134-052 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 30,000			108,900
Residual	SF 16,429			10,840
Total Acres: 1.0659				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	119,700	119,700	0	104,500
Building	236,400	255,800	0	234,000
Total	356,100	375,500	0	338,500
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

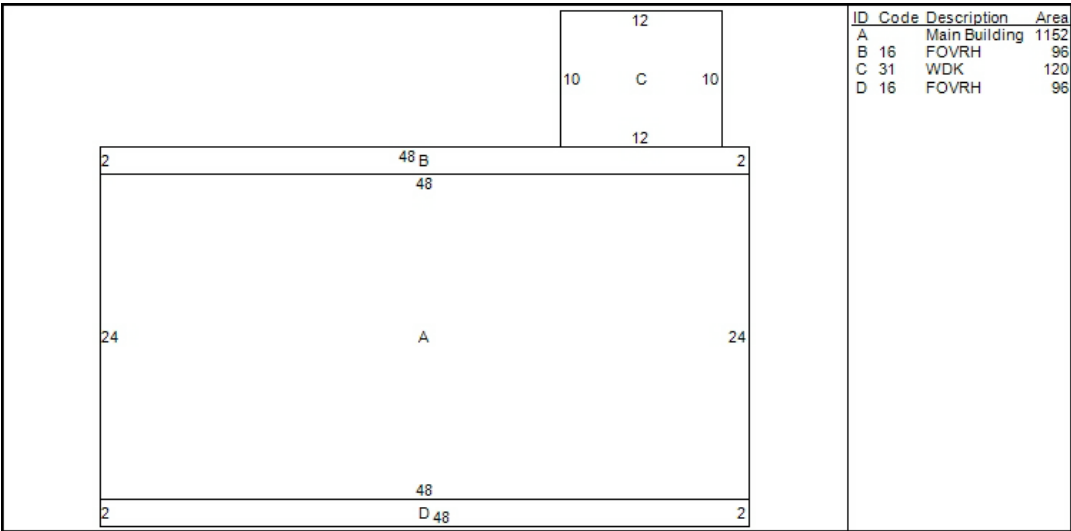
Permit Information			
Date Issued	Number	Price	Purpose
			% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
06/14/16	1	Land + Bldg	Transfer Of Convenience	47046/231	Quit Claim
08/26/13	1	Land + Bldg	Family Sale	43532/105	
02/17/11	239,900	Land + Bldg	Valid Sale	39672/201	
01/12/10	130,000	Land Only	Change In Use After Sale	38128/113	
Grantee FULLER THOMAS E					

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Dwelling Information			
<b>Style</b>	Raised Ranch	<b>Year Built</b>	2010
<b>Story height</b>	1	<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>In-law Apt</b>	No
<b>Color</b>	Tan		
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		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen 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>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	238,070	<b>% Good</b>	93
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	22,340	<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>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	260,410	<b>Additions</b>	13,570
<b>Ground Floor Area</b>	1,152		
<b>Total Living Area</b>	1,344	<b>Dwelling Value</b>	255,750

Building Notes



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 Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details					
Line #	Low	1st	2nd	3rd	Value
1		16			5,950
2		31			1,670
3		16			5,950