

Situs : 87 PERKINS ST

Parcel ID: 135-056

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ANDRADE SANDRA
87 PERKINS ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	18
Vol / Pg	29056/300
District	
Zoning	R2
Class	Residential

Property Notes



135-056 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	916		670

Total Acres: .1817
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	205,700	180,200	0	181,100
Total	284,800	259,300	0	255,100

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/27/20	GL	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/26/02	36371	7,300	BLDG Vinyl Siding W/	100

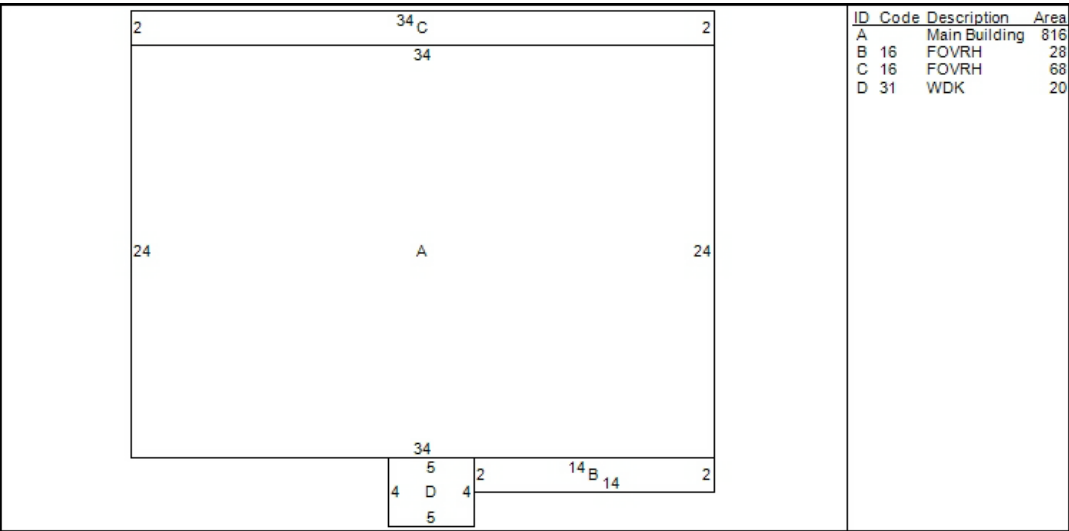
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/18	100	Land + Bldg	Transfer Of Convenience	49941/238	Quit Claim	ANDRADE SANDRA
09/14/04	239,900	Land + Bldg	Valid Sale	29056/300		

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Dwelling Information			
Style	F To B Splt	Year Built	1971
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	326	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	189,704	% Good	76
Plumbing		% Good Override	
Basement	8,901	Functional	
Heating	5,172	Economic	
Attic	0	% Complete	
Other Features	25,474	C&D Factor	
		Adj Factor	1
Subtotal	229,250	Additions	6,010
Ground Floor Area	816		
Total Living Area	1,238	Dwelling Value	180,240

Building Notes	



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

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		16			1,900	
2		16			3,880	
3		31			230	