

<b>Situs : 67 PERKINS ST</b>	<b>Parcel ID: 135-096</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DOSOUTO TEREZA 67 PERKINS ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 22-1 Vol / Pg 40078/44 District Zoning R2 Class Residential

Property Notes



135-096 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,052		77,030
Total Acres: .1389 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,000	77,000	0	72,500
Building	340,000	368,200	0	249,600
Total	417,000	445,200	0	322,100
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
08/27/20	GL	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/18	365,000	Land + Bldg	Valid Sale	50231/110	Quit Claim	DOSOUTO TEREZA
06/30/11	121,000	Land + Bldg	Sale After Foreclosure	40078/44		DOSOUTO TEREZA
06/25/10		Land + Bldg	Transfer Of Convenience	38663/255		
03/25/10	107,000	Land + Bldg	Repossession	38358/127		
10/30/03	233,000	Land + Bldg	Change After Sale (Physical)	26919/261		
05/15/02	169,900	Land + Bldg	Valid Sale	22080/52		
09/20/00	82,000	Land + Bldg	Outlier-Written Desc Needed	18895/283		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1900
<b>Story height</b>	2.5	<b>Eff Year Built</b>	1935
<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>	Natural	<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		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>	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>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

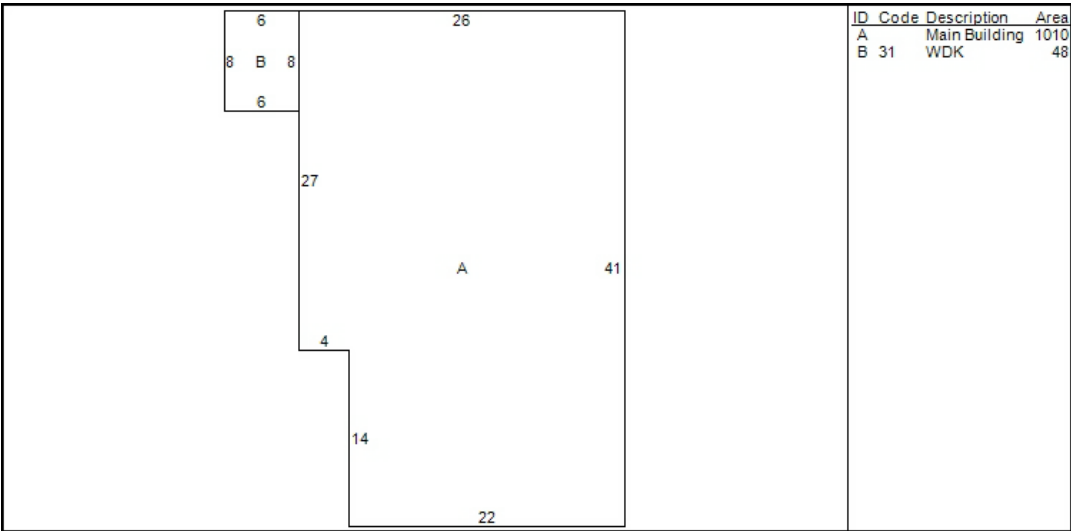
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

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>	481,591	<b>% Good</b>	65
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	22,044	<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>	513,420	<b>Additions</b>	1,110

<b>Ground Floor Area</b>	1,010		
<b>Total Living Area</b>	2,525	<b>Dwelling Value</b>	368,200

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 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			31		1,110	