

Situs : 102 PERKINS ST #5	Parcel ID: 135-404	Class : Residential Condominium	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALVES JOSEPH F C/O MATTHEW C DEACON TR 102 PERKINS ST UNIT#5 BROCKTON MA 02302	Living Units 1 Neighborhood 840 Alternate ID PT 8 LAW/5 Vol / Pg 26005/283 District Zoning R2 Class Residential

Property Notes
18.00



Land Information				
Type	Size	Influence Factors	Influence %	Value
Total Acres: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	121,100	129,900	0	120,100
Total	121,100	129,900	0	120,100
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/28/20	1154	7,859	EXTERIOR R W S	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/31/03	135,000	Bldg Only	Valid Sale	26005/283		ALVES JOSEPH F
01/30/98	44,000	Bldg Only	Change After Sale (Physical)	15849/3		
03/01/88	89,000	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Tow nhouse	Year Built	1985
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
Basement			
Basement	Pier/Slab	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	180,632	% Good	82
Plumbing	5,764	% Good Override	
Basement	0	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	186,400	Additions	
Ground Floor Area	450		
Total Living Area	900	Dwelling Value	152,850

Building Notes	

		ID Code Description Area A Main Building 450

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	