

Situs : 86 ALDEN ST

Parcel ID: 171-078

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ROSA SANDRA M
14 SOMERSET PL
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	9
Vol / Pg	47354/207
District	
Zoning	R1C
Class	Residential

Property Notes



171-078 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	920		670

Total Acres: .1818
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	118,900	100,000	0	133,300
Total	198,000	179,100	0	207,300

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
09/04/20	GL	Field Review	Other
08/26/19	CP	Field Review	Other
11/17/17	P&H	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/29/20	951	25,000	ADDITION	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/22/16	145,000	Land + Bldg	Repossession	47354/207	Quit Claim	ROSA SANDRA M
02/24/16	100,000	Land + Bldg	Repossession	46617/312	Foreclosure	FEDERAL NATL MRTGAGE
11/16/06	221,101	Land + Bldg	Valid Sale	33687/252		
05/03/06	160,000	Land + Bldg	Court Order/Decree	32622/308		

Situs : 86 ALDEN ST	Parcel Id: 171-078	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Bungalow	Year Built	1930
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement			
Basement	Full	# 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	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	1	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

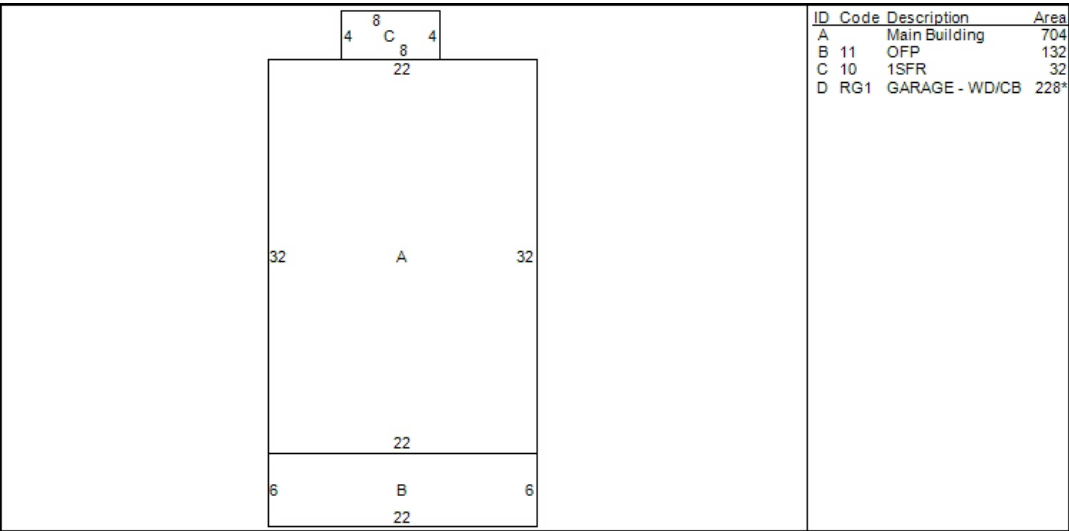
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C-	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	168,213	% Good	50
Plumbing		% Good Override	
Basement	15,785	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	184,000	Additions	2,800

Ground Floor Area	704		
Total Living Area	736	Dwelling Value	94,800

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	228	228	1	1930	C	A	5,180

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		11			1,550	
2		10			1,250	