

Situs : 92 ALDEN ST

Parcel ID: 171-079

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

TROTMAN SAMUEL MITCHELL JR
92 ALDEN ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 9A
Vol / Pg 50643/152
District
Zoning R1C
Class Residential

Property Notes



171-079 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	834		610

Total Acres: .1798
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,000	79,000	0	73,900
Building	211,200	240,000	0	189,700
Total	290,200	319,000	0	263,600

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
09/04/20	GL	Field Review	Other
04/16/19	JC	Field Review	Other
05/15/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/16/17	B67761	8,000	INT IMPR	100
11/02/07	49499	9,404	BLDG Prch, Stairs, D	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/18/18	275,000	Land + Bldg	Valid Sale	50643/152	Quit Claim	TROTMAN SAMUEL MITCHELL JR
06/08/18	1	Land + Bldg	Transfer Of Convenience	49893/333	Quit Claim	BRUNSWICK BEECH INV/MNT GROUP
10/02/17	191,534	Land + Bldg	Repossession	48996/321	Quit Claim	BEECH ALTON
04/18/17	190,000	Land + Bldg	Repossession	48321/88	Foreclosure	WILMINGTON TRUST NA
05/19/05		Land + Bldg	Transfer Of Convenience	30554/204		
09/03/02	189,900	Land + Bldg	Valid Sale	22769/275		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	1990
Attic	None	Year Remodeled	2018
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
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	242,079	% Good	82
Plumbing		% Good Override	
Basement	15,144	Functional	
Heating	6,600	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	263,820	Additions	23,530
Ground Floor Area	620		
Total Living Area	1,219	Dwelling Value	239,860
Building Notes			

Outbuilding Data												
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value				
Frame Shed	5 x 10		50	1	1985	D	F	100				
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	Line #	Low	1st	2nd	3rd	Value	
1	50	10			14,350	5		11			2,540	
2		12			1,640							
3		10			4,260							
4		11			740							