

Situs : 29 ALBERT ST	Parcel ID: 172-142	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
VIEIRA AILTON 29 ALBERT ST BROCKTON MA 02302	Living Units 1 Neighborhood 200 Alternate ID 43 Vol / Pg 49489/347 District Zoning R1C Class Residential

Property Notes



172-142 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			95,000
Total Acres: .2296 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	95,000	95,000	0	91,000
Building	202,900	237,900	0	192,000
Total	297,900	332,900	0	283,000
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
09/02/20	CM	Field Review	Other
08/22/19	CP	Field Review	Other
05/15/18	CP	Field Review	Other
05/01/01	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
08/08/17	B67335	27,000	KITCHEN	Also Remodel Both Bathrooms	100
09/12/06	47240	0	BLDG	Strip & Reroof,	0
03/27/00	32391	3,200	BLDG	Erect Storage S	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/09/18	263,000	Land + Bldg	Valid Sale	49489/347	Quit Claim	VIEIRA AILTON
09/19/17	165,000	Land + Bldg	Change After Sale (Physical)	48944/305	Quit Claim	PARTNERS CHOICE
07/24/17	140,000	Land + Bldg	Outlier-Written Desc Needed	48702/289	Quit Claim	JEAN PIERRE DANIEL TRUSTEE
09/17/04	231,500	Land + Bldg	Valid Sale	29084/060		
11/13/98	104,900	Land + Bldg	Change After Sale (Physical)	16812/219		
08/01/94	81,000	Land + Bldg	Valid Sale			
03/01/92	37,000	Land + Bldg	Family Sale			

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	Oil	Openings
System Type	Warm Air	Pre-Fab

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type	Modern	Bath Type	Typical
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

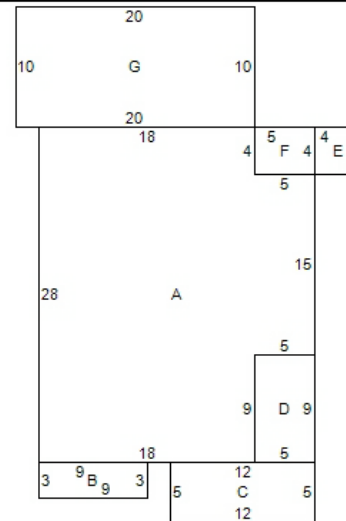
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	251,703	% Good	82
Plumbing	6,525	% Good Override	
Basement	15,746	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	273,970	Additions	11,160
Ground Floor Area	579		
Total Living Area	1,105	Dwelling Value	235,820

Building Notes



ID	Code	Description	Area
A		Main Building	579
B	15	FBAY	27
C	11	QFP	60
D	50/10	BSMT/1SFR	45
E	11	QFP	16
F	50/10	BSMT/1SFR	20
G	33	MPAT	200
H	RS1	FRAME UTILITY SHED	340*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	340	340	1	2000	C	A	2,070

Condominium / Mobile Home Information

Complex Name	Condo Model	C
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Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		15			2,050	5	50	10			2,050
2		11			1,310	6	33				1,890
3	50	10			3,530						
4		11			330						