

**Situs : 27 SHELDON ST**

**Parcel ID: 181-291**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SAMBA JOAO S  
MIRIAMO M UISSE  
27 SHELDON ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	2
Vol / Pg	28396/124
District	
Zoning	R1C
Class	Residential

## Property Notes



181-291 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,580		90.530

Total Acres: .197  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/24/20	JR	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	90,500	90,500	0	79,700
Building	172,800	173,600	0	152,800
Total	263,300	264,100	0	232,500

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/17/20	1384	6,800	EXTERIOR	
03/11/05	43557	9,944	BLDG Strip & Reroof	0

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/04	243,000	Land + Bldg	Valid Sale	28396/124		SAMBA JOAO S
11/10/03	195,500	Land + Bldg	Valid Sale	26998/045		

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Dwelling Information			
Style	Colonial Ne	Year Built	1913
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		

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	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

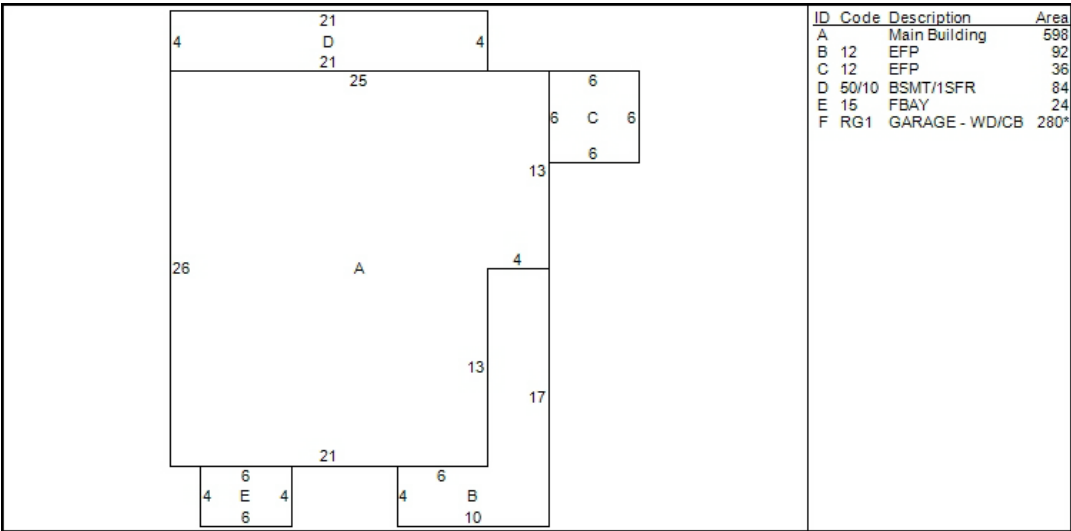
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	237,194	% Good	62
Plumbing	6,041	% Good Override	
Basement	14,838	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	258,070	Additions	7,870

Ground Floor Area	598		
Total Living Area	1,005	Dwelling Value	167,870

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1925	C	A	5,750

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		12			1,740	
2		12			680	
3	50	10			4,150	
4		15			1,300	