

| | | | | | | | | | |
|---|--------|--------------------|--|---------------------------------|-----------|--------------|--|---------------------------|--|
| Situs : 15 BROWN ST | | Parcel ID: 001-086 | | Class : Single Family Residence | | Card: 1 of 1 | | Printed: October 27, 2020 | |
| CURRENT OWNER | | | GENERAL INFORMATION | | | | | | |
| LEOFFLER WILLIAM A & SHEILA LEOFFLER 15 BROWN ST BROCKTON MA 02301 | | | Living Units 1 Neighborhood 10 Alternate ID 9 Vol / Pg 25706/59918 District Zoning R1B Class Residential | | | | | | |
| Property Notes | | | | | | | | | |
| | | | | | | | | | |
| Land Information | | | | | | | | | |
| Type | | Size | Influence Factors | Influence % | Value | | | | |
| Primary | SF | 8,280 | | | 92,510 | | | | |
| Total Acres: .1901 Spot: Location: | | | | | | | | | |
| Entrance Information | | | | | | | | | |
| Date | ID | Entry Code | Source | | | | | | |
| 07/29/20 | CM | Field Review | Other | | | | | | |
| 05/13/15 | NC | Not At Home | Other | | | | | | |
| Assessment Information | | | | | | | | | |
| | | Appraised | Cost | Income | Prior | | | | |
| Land | | 92,500 | 92,500 | 0 | 88,800 | | | | |
| Building | | 216,400 | 212,400 | 0 | 192,800 | | | | |
| Total | | 308,900 | 304,900 | 0 | 281,600 | | | | |
| Manual Override Reason | | | | | | | | | |
| Base Date of Value 1/1/2020 | | | | | | | | | |
| Effective Date of Value 1/1/2020 | | | | | | | | | |
| Value Flag MARKET APPROACH | | | | | | | | | |
| Gross Building: | | | | | | | | | |
| Permit Information | | | | | | | | | |
| Date Issued | Number | Price | Purpose | % Complete | | | | | |
| 07/11/18 | 69493 | 12,000 | BASEMENT | 100 | | | | | |
| Sales/Ownership History | | | | | | | | | |
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee | | | |
| 25706/59918 | | | | | | | | | |

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|---------------------|--------------------|--------------------------------|--------------|---------------------------|
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|---------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|-------------|-----------------|---------|
| Style | F To B Splt | Year Built | 1966 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Gray | | |
| Basement | | | |
| Basement | Part | # Car Bsm't Gar | |
| FBLA Size | 504 | FBLA Type | Custom |
| Rec Rm Size | x | Rec Rm Type | |
| Heating & Cooling | | Fireplaces | |
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Gas | Openings | 1 |
| System Type | Warm Air | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 7 | Bath Type | |
| Kitchen Type | | Bath Remod | No |
| Kitchen Remod | No | | |
| Adjustments | | | |
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |
| Grade & Depreciation | | | |
| Grade | C | Market Adj | |
| Condition | Average | Functional | |
| CDU | GOOD | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 196,470 | % Good | 81 |
| Plumbing | | % Good Override | |
| Basement | 9,219 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 34,260 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 239,950 | Additions | 18,070 |
| Ground Floor Area | 864 | | |
| Total Living Area | 1,636 | Dwelling Value | 212,430 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | | | |
|---------------------------------------|--------|--------|------|-----|--------|--------|-----------|-------|-----|-----|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | | | |
| Ag Pool | 1 x | 341 | 341 | 1 | 2000 | C | A | | | | |
| 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 | | 16 | | | 4,050 | 5 | | 31 | | | 2,030 |
| 2 | | 16 | | | 2,190 | | | | | | |
| 3 | | 10 | | | 8,340 | | | | | | |
| 4 | | 11 | | | 1,460 | | | | | | |