

|                                                      |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
|------------------------------------------------------|--|--------------------|-----------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------|---------------------|--------|----------------------------------|--|
| Situs : 27 CHERRY ST                                 |  | Parcel ID: 042-080 |                                                                                                                             | Class: Three-Family     |             | Card: 1 of 1        |        | Printed: October 27, 2020        |  |
| CURRENT OWNER                                        |  |                    | GENERAL INFORMATION                                                                                                         |                         |             |                     |        |                                  |  |
| RODRIGUES LAURA<br>25 CHERRY ST<br>BROCKTON MA 02301 |  |                    | Living Units 3<br>Neighborhood 120<br>Alternate ID 36<br>Vol / Pg 14358/00075<br>District<br>Zoning R2<br>Class Residential |                         |             |                     |        |                                  |  |
| Property Notes                                       |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
|                                                      |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Land Information                                     |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Type                                                 |  | Size               | Influence Factors                                                                                                           |                         | Influence % |                     | Value  |                                  |  |
| Primary                                              |  | SF                 | 7,000                                                                                                                       |                         |             |                     | 78,400 |                                  |  |
| Residual                                             |  | SF                 | 2,030                                                                                                                       |                         |             |                     | 1,480  |                                  |  |
| Total Acres: .2073<br>Spot: Location:                |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Entrance Information                                 |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Date                                                 |  | ID                 | Entry Code                                                                                                                  |                         | Source      |                     |        |                                  |  |
| 08/13/20                                             |  | AW                 | Field Review                                                                                                                |                         | Other       |                     |        |                                  |  |
| Assessment Information                               |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
|                                                      |  | Appraised          |                                                                                                                             | Cost                    |             | Income              |        | Prior                            |  |
| Land                                                 |  | 79,900             |                                                                                                                             | 79,900                  |             | 0                   |        | 74,600                           |  |
| Building                                             |  | 374,700            |                                                                                                                             | 415,200                 |             | 0                   |        | 318,600                          |  |
| Total                                                |  | 454,600            |                                                                                                                             | 495,100                 |             | 0                   |        | 393,200                          |  |
| Manual Override Reason                               |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Value Flag                                           |  | MARKET APPROACH    |                                                                                                                             | Base Date of Value      |             | 1/1/2020            |        |                                  |  |
| Gross Building:                                      |  |                    |                                                                                                                             | Effective Date of Value |             | 1/1/2020            |        |                                  |  |
| Permit Information                                   |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Date Issued                                          |  | Number             |                                                                                                                             | Price                   |             | Purpose             |        | % Complete                       |  |
| 10/02/97                                             |  | 28069              |                                                                                                                             | 9,500                   |             | BLDG Wndow s & Trim |        | 100                              |  |
| Sales/Ownership History                              |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |
| Transfer Date                                        |  | Price              |                                                                                                                             | Type                    |             | Validity            |        | Deed Reference Deed Type Grantee |  |
| 05/01/96                                             |  | 78,500             |                                                                                                                             | Land + Bldg             |             | Valid Sale          |        |                                  |  |
| 09/01/90                                             |  | 184,900            |                                                                                                                             | Land + Bldg             |             | Valid Sale          |        |                                  |  |
| 14358/75                                             |  |                    |                                                                                                                             |                         |             |                     |        |                                  |  |

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Parcel Id: 042-080

Class: Three-Family

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**Dwelling Information**

|                       |             |                       |      |
|-----------------------|-------------|-----------------------|------|
| <b>Style</b>          | 3 Fam Slope | <b>Year Built</b>     | 1925 |
| <b>Story height</b>   | 2           | <b>Eff Year Built</b> |      |
| <b>Attic</b>          | Full-Fin    | <b>Year Remodeled</b> |      |
| <b>Exterior Walls</b> | Asbestos    | <b>Amenities</b>      |      |
| <b>Masonry Trim</b>   | x           |                       |      |
| <b>Color</b>          | Blue        | <b>In-law Apt</b>     | No   |

**Basement**

|                    |      |                        |  |
|--------------------|------|------------------------|--|
| <b>Basement</b>    | Full | <b># Car Bsm t Gar</b> |  |
| <b>FBLA Size</b>   | x    | <b>FBLA Type</b>       |  |
| <b>Rec Rm Size</b> | x    | <b>Rec Rm Type</b>     |  |

**Heating & Cooling**

**Fireplaces**

|                    |           |                 |  |
|--------------------|-----------|-----------------|--|
| <b>Heat Type</b>   | Basic     | <b>Stacks</b>   |  |
| <b>Fuel Type</b>   | Oil       | <b>Openings</b> |  |
| <b>System Type</b> | Hot Water | <b>Pre-Fab</b>  |  |

**Room Detail**

|                      |    |                       |    |
|----------------------|----|-----------------------|----|
| <b>Bedrooms</b>      | 6  | <b>Full Baths</b>     | 3  |
| <b>Family Rooms</b>  |    | <b>Half Baths</b>     |    |
| <b>Kitchens</b>      |    | <b>Extra Fixtures</b> |    |
| <b>Total Rooms</b>   | 13 |                       |    |
| <b>Kitchen Type</b>  |    | <b>Bath Type</b>      |    |
| <b>Kitchen Remod</b> | No | <b>Bath Remod</b>     | No |

**Adjustments**

|                          |      |                        |  |
|--------------------------|------|------------------------|--|
| <b>Int vs Ext</b>        | Same | <b>Unfinished Area</b> |  |
| <b>Cathedral Ceiling</b> | x    | <b>Unheated Area</b>   |  |

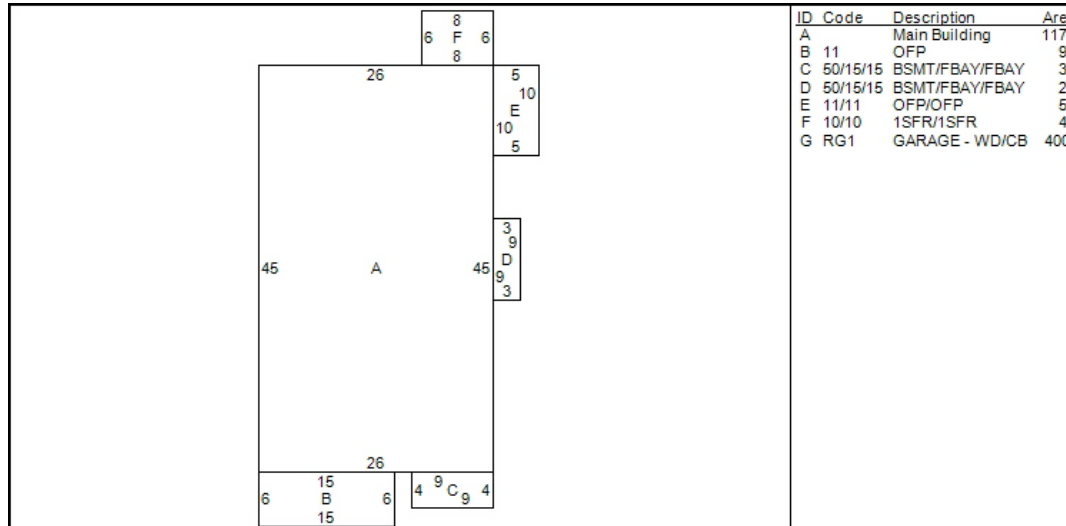
**Grade & Depreciation**

|                          |         |                   |  |
|--------------------------|---------|-------------------|--|
| <b>Grade</b>             | C+      | <b>Market Adj</b> |  |
| <b>Condition</b>         | Good    | <b>Functional</b> |  |
| <b>CDU</b>               | AVERAGE | <b>Economic</b>   |  |
| <b>Cost &amp; Design</b> | 10      | <b>% Good Ovr</b> |  |
| <b>% Complete</b>        |         |                   |  |

**Dwelling Computations**

|                          |         |                        |         |
|--------------------------|---------|------------------------|---------|
| <b>Base Price</b>        | 428,706 | <b>% Good</b>          | 62      |
| <b>Plumbing</b>          | 19,574  | <b>% Good Override</b> |         |
| <b>Basement</b>          | 24,381  | <b>Functional</b>      |         |
| <b>Heating</b>           | 0       | <b>Economic</b>        |         |
| <b>Attic</b>             | 41,995  | <b>% Complete</b>      |         |
| <b>Other Features</b>    | 0       | <b>C&amp;D Factor</b>  | 10      |
|                          |         | <b>Adj Factor</b>      | 1       |
| <b>Subtotal</b>          | 514,660 | <b>Additions</b>       | 57,110  |
| <b>Ground Floor Area</b> | 1,170   |                        |         |
| <b>Total Living Area</b> | 3,030   | <b>Dwelling Value</b>  | 408,110 |

**Building Notes**



| ID Code    | Description    | Area |
|------------|----------------|------|
| A          | Main Building  | 1170 |
| B 11       | OFF            | 90   |
| C 50/15/15 | BSMT/FBAY/FBAY | 36   |
| D 50/15/15 | BSMT/FBAY/FBAY | 27   |
| E 11/11    | OFF/OF         | 50   |
| F 10/10    | 1SFR/1SFR      | 48   |
| G RG1      | GARAGE - WD/CB | 400* |

**Outbuilding Data**

| Type       | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x    | 400    | 400  | 1   | 1925   | C     | A         | 7,050 |

**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      |     | 11  |     |     | 2,850  | 5      |     | 10  | 10  |     | 18,790 |
| 2      | 50  | 15  | 15  |     | 17,300 |        |     |     |     |     |        |
| 3      | 50  | 15  | 15  |     | 14,760 |        |     |     |     |     |        |
| 4      |     | 11  | 11  |     | 3,410  |        |     |     |     |     |        |