

| | | | | |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 24 N BYRON AV | Parcel ID: 048-162 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| COMPTON KA THLEEN JOSEPH C KELLEY III 24 N BYRON AV BROCKTON MA 02301 | Living Units 1 Neighborhood 60 Alternate ID 7 Vol / Pg 37076/307 District Zoning R1C Class Residential |

| Property Notes |
|----------------|
| |



| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 5,871 | | 89,010 |
| Total Acres: .1348 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 89,000 | 89,000 | 0 | 85,600 |
| Building | 179,200 | 185,200 | 0 | 169,600 |
| Total | 268,200 | 274,200 | 0 | 255,200 |
| 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 |
| 08/10/20 | GL | Field Review | Other |

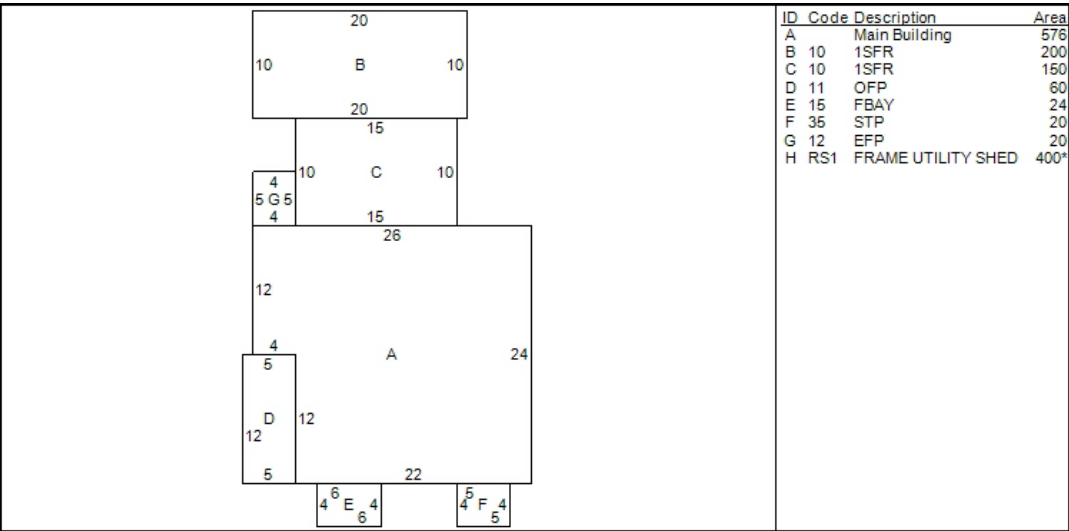
| Permit Information | | | | |
|--------------------|--------|-------|-------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 11/18/97 | 28284 | 2,450 | BLDG Strip/Reroof | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 04/17/09 | 94,900 | Land + Bldg | Sale After Foreclosure | 37076/307 | | |
| 10/03/08 | 193,246 | Land + Bldg | Repossession | 36417/212 | | |
| 10/03/06 | 295,000 | Land + Bldg | Valid Sale | 33465/003 | | |
| 01/03/03 | 210,000 | Land + Bldg | Valid Sale | 23856/211 | | |
| 06/23/99 | | Land + Bldg | Transfer Of Convenience | 17590/122 | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| | | | | |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 24 N BYRON AV | Parcel Id: 048-162 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|-------------|-----------------|---------|
| Style | Colonial Ne | Year Built | 1889 |
| Story height | 1.5 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Asbestos | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Blue | | |
| 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 | Steam | 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 | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 251,297 | % Good | 62 |
| Plumbing | | % Good Override | |
| Basement | 15,721 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 267,020 | Additions | 17,850 |
| Ground Floor Area | 576 | | |
| Total Living Area | 1,238 | Dwelling Value | 183,400 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x | 400 | 400 | 1 | 1945 | B | A | 1,840 |

| 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 | | 10 | | | 8,430 | 5 | | 35 | | | 120 | |
| 2 | | 10 | | | 6,450 | 6 | | 12 | | | 430 | |
| 3 | | 11 | | | 990 | | | | | | | |
| 4 | | 15 | | | 1,430 | | | | | | | |