

<b>Situs : 15 LEXINGTON ST</b>	<b>Parcel ID: 051-095</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 27, 2020
--------------------------------	---------------------------	----------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
ANDRADE ANA A MANUEL ANDRADE 15 LEXINGTON ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 1 Vol / Pg 37596/334 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,724		76,550
Total Acres: .1314 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,600	76,600	0	72,200
Building	396,200	455,700	0	321,100
Total	472,800	532,300	0	393,300
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other
10/04/07	BM	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/30/01	35872	1,600	BLDG Rep Roof On Bk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/09	185,000	Land + Bldg	Valid Sale	37596/334		
09/27/04		Land + Bldg	Sale Of Portion/Other Comm	29131/185		
04/08/03		Land + Bldg	Transfer Of Convenience	24742/346		

Situs : 15 LEXINGTON ST	Parcel Id: 051-095	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
-------------------------	--------------------	---------------------	--------------	---------------------------

Dwelling Information			
Style	3 Fam Slope	Year Built	1903
Story height	2.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens	3	Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	593,666	% Good	62
Plumbing	19,574	% Good Override	
Basement	27,175	Functional	
Heating	16,185	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	656,600	Additions	7,880
Ground Floor Area	1,361		
Total Living Area	3,743	Dwelling Value	455,680
Building Notes			

Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
<p>The diagram shows a complex outbuilding layout. It includes a large central area labeled 'A' (44x15), a smaller area labeled 'B' (6x15), and several other rooms and corridors with dimensions. The layout is irregular with multiple setbacks and internal divisions.</p>																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1361</td> </tr> <tr> <td>B</td> <td>11/11</td> <td>OFF/OFP</td> <td>90</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFP</td> <td>84</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	1361	B	11/11	OFF/OFP	90	C	11	OFP	84
ID	Code	Description	Area																						
A		Main Building	1361																						
B	11/11	OFF/OFP	90																						
C	11	OFP	84																						
Condominium / Mobile Home Information																									
<p><b>Complex Name</b> Condo Model</p> <p><b>Unit Number</b> Unit Level Unit Parking Model (MH)</p> <p><b>Unit Location</b> Unit View Model Make (MH)</p>																									
Addition Details																									
Line #	Low	1st	2nd	3rd	Value																				
1		11	11		5,150																				
2		11			2,730																				