

|                       |                    |                                |              |                           |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 65 LEAVITT ST | Parcel ID: 059-024 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| MORAN DONALD W<br>CYNTHIA J MORAN<br>P O BOX 1817<br>BROCKTON MA 02303 | Living Units 1<br>Neighborhood 120<br>Alternate ID 13<br>Vol / Pg 06254/00342<br>District<br>Zoning R3<br>Class Residential |

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



059-024 03/24/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 5,766             |             | 76,610 |
| Total Acres: .1324<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 76,600    | 76,600  | 0      | 72,200  |
| Building                         | 166,700   | 144,200 | 0      | 162,600 |
| Total                            | 243,300   | 220,800 | 0      | 234,800 |
| 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 |
| 08/20/20             | AW | Field Review | Other  |

| Permit Information |        |       |         |            |
|--------------------|--------|-------|---------|------------|
| Date Issued        | Number | Price | Purpose | % Complete |
|                    |        |       |         |            |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|                         |       |      |          | 6254/342       |           |         |

|                       |                    |                                |              |                           |
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| Dwelling Information  |          |                 |         |
|-----------------------|----------|-----------------|---------|
| Style                 | Ranch    | Year Built      | 1986    |
| Story height          | 1        | Eff Year Built  |         |
| Attic                 | None     | Year Remodeled  |         |
| Exterior Walls        | Brick    | Amenities       |         |
| Masonry Trim          | x        |                 |         |
| Color                 | White    | In-law Apt      | No      |
| 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             | Gas      | Openings        |         |
| System Type           | Warm Air | Pre-Fab         |         |
| Room Detail           |          |                 |         |
| Bedrooms              | 2        | Full Baths      | 1       |
| Family Rooms          |          | Half Baths      |         |
| Kitchens              |          | Extra Fixtures  |         |
| Total Rooms           | 4        |                 |         |
| 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                   | FAIR     | Economic        |         |
| Cost & Design         | 0        | % Good Ovr      |         |
| % Complete            |          |                 |         |
| Dwelling Computations |          |                 |         |
| Base Price            | 202,414  | % Good          | 65      |
| Plumbing              |          | % Good Override |         |
| Basement              | 17,267   | Functional      |         |
| Heating               | 0        | Economic        |         |
| Attic                 | 0        | % Complete      |         |
| Other Features        | 0        | C&D Factor      |         |
|                       |          | Adj Factor      | 1       |
| Subtotal              | 219,680  | Additions       | 1,370   |
| Ground Floor Area     | 816      |                 |         |
| Total Living Area     | 816      | Dwelling Value  | 144,160 |
| Building Notes        |          |                 |         |

|   |        | <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>816</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>144</td> </tr> </tbody> </table> | ID   | Code | Description | Area  | A         |       | Main Building | 816 | B | 31 | WDK | 144 |
|---|--------|---|------|------|-------------|-------|-----------|-------|---------------|-----|---|----|-----|-----|
| ID  | Code   | Description   | Area |      |             |       |           |       |               |     |   |    |     |     |
| A   |        | Main Building   | 816  |      |             |       |           |       |               |     |   |    |     |     |
| B   | 31     | WDK   | 144  |      |             |       |           |       |               |     |   |    |     |     |
| Outbuilding Data  |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Type  | Size 1 | Size 2  | Area | Qty  | Yr Blt      | Grade | Condition | Value |               |     |   |    |     |     |
|   |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Condominium / Mobile Home Information                   |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Complex Name<br>Condo Model                             |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Unit Number<br>Unit Level<br>Unit Parking<br>Model (MH) |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Unit Location<br>Unit View<br>Model Make (MH)           |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Addition Details  |        |   |      |      |             |       |           |       |               |     |   |    |     |     |
| Line #  | Low    | 1st   | 2nd  | 3rd  | Value       |       |           |       |               |     |   |    |     |     |
| 1   |        | 31  |      |      | 1,370       |       |           |       |               |     |   |    |     |     |