

| | | | | |
|------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| Situs : 23 LEAVITT ST | Parcel ID: 061-098 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 27, 2020 |
|------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|---|
| CALLWOOD NASHUA 23 LEAVITT ST BROCKTON MA 02301 | Living Units 1 Neighborhood 120 Alternate ID 20 Vol / Pg 25322/214 District Zoning R3 Class Residential |
| Property Notes | |
| | |



061-098 03/24/2020

| Land Information | | | | |
|--------------------|----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 7,000 | | | 78,400 |
| Residual | SF 1,161 | | | 850 |
| Total Acres: .1874 | | | | |
| Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 79,300 | 79,300 | 0 | 74,100 |
| Building | 190,300 | 190,300 | 0 | 166,300 |
| Total | 269,600 | 269,600 | 0 | 240,400 |
| 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 |
| 08/21/20 | AW | Field Review | Other |
| 04/20/18 | CP | Field Review | Other |

| Permit Information | | | | | |
|--------------------|--------|--------|---------|------------------------------|------------|
| Date Issued | Number | Price | Purpose | | % Complete |
| 06/21/17 | 66993 | 10,000 | OTHER | Adding 2nd Floor Rm Addition | 100 |
| 04/21/11 | 54699 | 3,000 | BLDG | Convert Basemen | 0 |
| 03/19/10 | 52889 | 1,000 | BLDG | Repair Deck | 0 |
| 07/18/03 | 40011 | 3,400 | BLDG | Vyl Replace Win | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|--------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 06/02/03 | 213,900 | Land + Bldg | Valid Sale | 25322/214 | | |
| 03/24/00 | 116,868 | Land + Bldg | Court Order/Decree | 18377/247 | | |

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Dwelling Information

| | | | |
|-----------------------|-------------|-----------------------|------|
| Style | Colonial Ne | Year Built | 1880 |
| Story height | 2 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Tan | 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 | Oil | Openings | |
| System Type | Steam | Pre-Fab | |

Room Detail

| | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 3 | Full Baths | 2 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

Adjustments

| | | | |
|--------------------------|------|------------------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

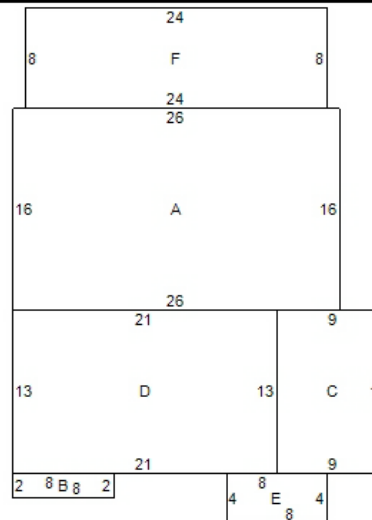
Grade & Depreciation

| | | | |
|--------------------------|---------|-------------------|--|
| Grade | C+ | Market Adj | |
| Condition | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |

Dwelling Computations

| | | | |
|--------------------------|---------|------------------------|---------|
| Base Price | 235,342 | % Good | 62 |
| Plumbing | 9,787 | % Good Override | |
| Basement | 13,384 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 258,510 | Additions | 30,060 |
| Ground Floor Area | 416 | | |
| Total Living Area | 1,492 | Dwelling Value | 190,340 |

Building Notes



| ID | Code | Description | Area |
|----|----------|-----------------|------|
| A | | Main Building | 416 |
| B | 50/15 | BSMT/FBAY | 16 |
| C | 10/10 | 1SFR/1SFR | 117 |
| D | 50/10/17 | BSMT/1SFR/.50FR | 273 |
| E | 31 | WDK | 32 |
| F | 31 | WDK | 192 |

Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------|--------|--------|------|-----|--------|-------|-----------|-------|
|------|--------|--------|------|-----|--------|-------|-----------|-------|

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 | 50 | 15 | | | 1,360 | 5 | | 31 | | | 1,980 |
| 2 | | | 10 | | 8,930 | | | | | | |
| 3 | 50 | 10 | 17 | | 17,480 | | | | | | |
| 4 | | | 31 | | 310 | | | | | | |