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|-------------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 49 CHURCHILL AV | Parcel ID: 077-079 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|---|
| PROSPER JACQUES AND VERONICA D PROSPER 49 CHURCHILL AV BROCKTON MA 02301 | Living Units 1 Neighborhood 120 Alternate ID 19 Vol / Pg 19387/16 District Zoning R1C Class Residential |
| Property Notes | |
| | |



077-079 03/23/2020

| Land Information | | | | |
|--------------------|----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 7,000 | | | 78,400 |
| Residual | SF 167 | | | 120 |
| Total Acres: .1645 | | | | |
| Spot: | | Location: | | |

| Assessment Information | | | | |
|-------------------------|-----------------|---------|----------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 78,500 | 78,500 | 0 | 73,600 |
| Building | 195,700 | 200,000 | 0 | 173,100 |
| Total | 274,200 | 278,500 | 0 | 246,700 |
| 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 |
| 08/31/20 | AW | Field Review | Other |

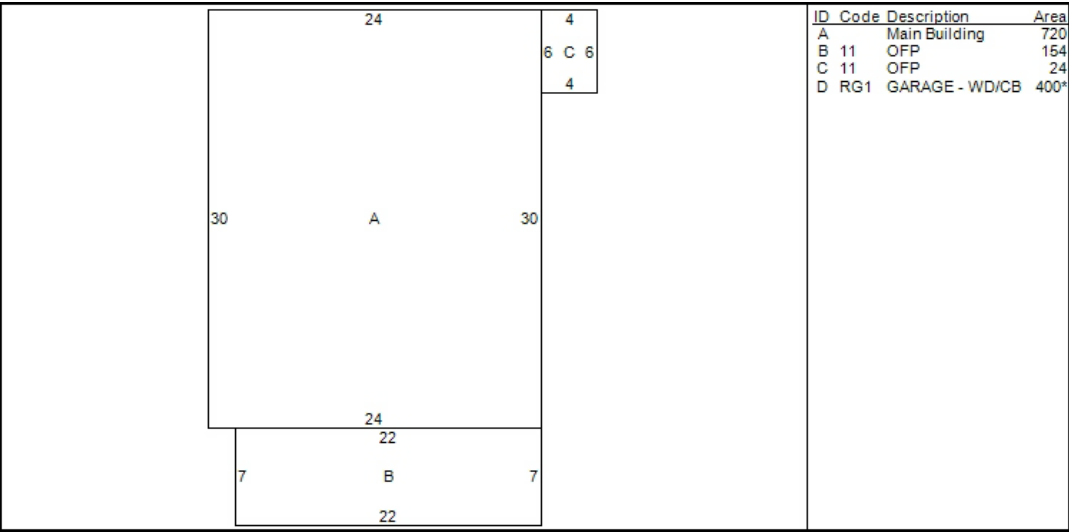
| Permit Information | | | | |
|--------------------|--------|-------|-------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 10/13/05 | 45212 | 8,000 | BLDG Vinyl Siding | 0 |

| Sales/Ownership History | | | | | | |
|-------------------------|-------|-------------|-------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 02/20/01 | | Land + Bldg | Transfer Of Convenience | 19387/16 | | |
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| Situs : 49 CHURCHILL AV | Parcel Id: 077-079 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|----------|-----------------|---------|
| Style | Colonial | Year Built | 1920 |
| Story height | 2 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | 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 | 1 | 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 | 290,270 | % Good | 62 |
| Plumbing | | % Good Override | |
| Basement | 16,508 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 306,780 | Additions | 2,730 |
| Ground Floor Area | 720 | | |
| Total Living Area | 1,440 | Dwelling Value | 192,930 |

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



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage | 1 x 400 | | 400 | 1 | 1920 | C | A | 7,050 |

| Condominium / Mobile Home Information | |
|---------------------------------------|----|
| Complex Name | |
| Condo Model | C+ |
| Unit Number | |
| Unit Level | |
| Unit Parking | |
| Model (MH) | |
| Unit Location | |
| Unit View | |
| Model Make (MH) | |

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| 1 | | 11 | | | 2,360 | |
| 2 | | 11 | | | 370 | |