

|                               |                           |                            |              |                           |
|-------------------------------|---------------------------|----------------------------|--------------|---------------------------|
| <b>Situs : 34 FLORENCE ST</b> | <b>Parcel ID: 087-076</b> | <b>Class: Three-Family</b> | Card: 1 of 1 | Printed: October 28, 2020 |
|-------------------------------|---------------------------|----------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| MAHER STEPHEN F (LE)<br>KATHLEEN L MAHER (LE)<br>34 FLORENCE ST<br>BROCKTON MA 02301 | Living Units 3<br>Neighborhood 90<br>Alternate ID 6<br>Vol / Pg 32806/1<br>District<br>Zoning R3<br>Class Residential |

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



087-076 03/23/2020

| Land Information   |       |                   |             |        |
|--------------------|-------|-------------------|-------------|--------|
| Type               | Size  | Influence Factors | Influence % | Value  |
| SF                 | 7,000 |                   |             | 78,400 |
| SF                 | 3,113 |                   |             | 2,270  |
| Total Acres: .2322 |       |                   |             |        |
| Spot: Location:    |       |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 80,700    | 80,700  | 0      | 75,200  |
| Building                         | 478,800   | 547,400 | 0      | 411,900 |
| Total                            | 559,500   | 628,100 | 0      | 487,100 |
| 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 |
| 08/14/20             | GL | Field Review | Other  |

| Permit Information |        |        |                   |            |
|--------------------|--------|--------|-------------------|------------|
| Date Issued        | Number | Price  | Purpose           | % Complete |
| 09/14/20           | 1667   | 21,000 | ADDITION          |            |
| 10/07/05           | 45167  | 500    | BLDG Pellet Stove | 0          |

| Sales/Ownership History |        |             |                         |                |            |                      |
|-------------------------|--------|-------------|-------------------------|----------------|------------|----------------------|
| Transfer Date           | Price  | Type        | Validity                | Deed Reference | Deed Type  | Grantee              |
| 01/11/18                | 1      | Land + Bldg | Family Sale             | 49396/189      | Quit Claim | MAHER STEPHEN F (LE) |
| 06/06/06                |        | Land + Bldg | Transfer Of Convenience | 32806/1        |            | MAHER STEPHEN F (LE) |
| 10/15/98                |        | Land + Bldg | Transfer Of Convenience | 16703/291      |            |                      |
| 10/02/98                |        | Land + Bldg | Transfer Of Convenience | 16668/204      |            |                      |
| 01/13/98                |        | Land + Bldg | Transfer Of Convenience | 15803/174      |            |                      |
| 05/01/83                | 45,000 | Land + Bldg | Family Sale             |                |            |                      |

**Situs : 34 FLORENCE ST**

**Parcel Id: 087-076**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

|                |            |                |      |
|----------------|------------|----------------|------|
| Style          | 3 Fam Flat | Year Built     | 1925 |
| Story height   | 3          | Eff Year Built |      |
| Attic          | None       | Year Remodeled |      |
| Exterior Walls | Al/Vinyl   | Amenities      |      |
| Masonry Trim   | x          |                |      |
| Color          | Gray       | In-law Apt     | No   |

## Basement

|             |      |       |             |
|-------------|------|-------|-------------|
| Basement    | Full | # Car | Bsmt 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      | 9  | Full Baths     | 3  |
| Family Rooms  |    | Half Baths     |    |
| Kitchens      |    | Extra Fixtures |    |
| Total Rooms   | 18 |                |    |
| Kitchen Type  |    | Bath Type      |    |
| Kitchen Remod | No | Bath Remod     | No |

## Adjustments

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

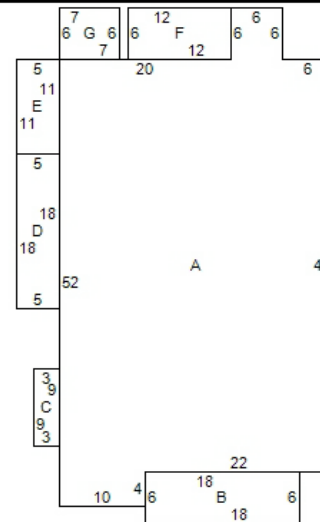
## Grade & Depreciation

|               |         |            |
|---------------|---------|------------|
| Grade         | C       | Market Adj |
| Condition     | Good    | Functional |
| CDU           | AVERAGE | Economic   |
| Cost & Design | 10      | % Good Ovr |
| % Complete    |         |            |

## Dwelling Computations

|                   |         |                 |         |
|-------------------|---------|-----------------|---------|
| Base Price        | 684,513 | % Good          | 62      |
| Plumbing          | 18,124  | % Good Override |         |
| Basement          | 28,548  | Functional      |         |
| Heating           | 0       | Economic        |         |
| Attic             | 0       | % Complete      |         |
| Other Features    | 0       | C&D Factor      | 10      |
|                   |         | Adj Factor      | 1       |
| Subtotal          | 731,190 | Additions       | 42,100  |
| Ground Floor Area | 1,612   |                 |         |
| Total Living Area | 4,917   | Dwelling Value  | 540,770 |

## Building Notes



| ID | Code        | Description        | Area |
|----|-------------|--------------------|------|
| A  |             | Main Building      | 1612 |
| B  | 11/11/11    | OPF/OPF/OPF        | 108  |
| C  | 50/15/15/15 | BSMT/FBAY/FBAY/... | 27   |
| D  | 12          | EPF                | 90   |
| E  | 11          | OPF                | 65   |
| F  | 14/12/12/12 | FUB/EPF/EPF/EPF    | 72   |
| G  | 31          | WDK                | 42   |
| H  | RG1         | GARAGE - WD/CB     | 360* |

## Outbuilding Data

| Type       | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x    | 360    | 360  | 1   | 1925   | C     | A         | 6,620 |

## 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      |     | 11  | 11  | 11  | 7,940  | 5      | 14  | 12  | 12  | 12  | 7,870 |
| 2      | 50  | 15  | 15  | 15  | 19,720 | 6      |     | 31  |     |     | 870   |
| 3      |     | 12  |     |     | 3,840  |        |     |     |     |     |       |
| 4      |     | 11  |     |     | 1,860  |        |     |     |     |     |       |