

|                    |                    |                          |              |                           |
|--------------------|--------------------|--------------------------|--------------|---------------------------|
| Situs : 28 PARK ST | Parcel ID: 089-034 | Class: Housing Authority | Card: 1 of 1 | Printed: October 28, 2020 |
|--------------------|--------------------|--------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| BROCKTON HOUSING AUTHORITY<br>45 GODDARD RD<br>BROCKTON MA 02301 | Living Units 3<br>Neighborhood 90<br>Alternate ID 2-2<br>Vol / Pg 11902/237<br>District<br>Zoning R3<br>Class E |

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



089-034 03/24/2020

| Land Information   |    |       |                   |                   |
|--------------------|----|-------|-------------------|-------------------|
| Type               |    | Size  | Influence Factors | Influence % Value |
|                    | SF | 7,000 |                   | 78,400            |
|                    | SF | 800   |                   | 580               |
| Total Acres: .1791 |    |       |                   |                   |
| Spot: Location:    |    |       |                   |                   |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 79,000    | 79,000  | 0      | 73,900  |
| Building                         | 473,400   | 473,400 | 0      | 365,100 |
| Total                            | 552,400   | 552,400 | 0      | 439,000 |
| Manual Override Reason           |           |         |        |         |
| Base Date of Value 1/1/2020      |           |         |        |         |
| Effective Date of Value 1/1/2020 |           |         |        |         |
| Value Flag COST APPROACH         |           |         |        |         |
| Gross Building:                  |           |         |        |         |

| Entrance Information |    |              |        |
|----------------------|----|--------------|--------|
| Date                 | ID | Entry Code   | Source |
| 01/04/17             | HP | Field Review | Other  |

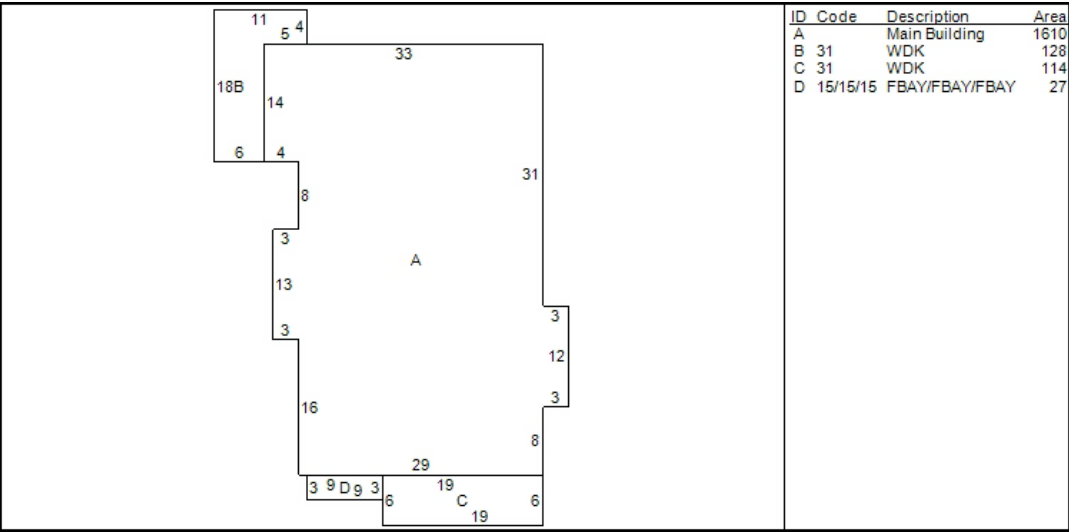
| Permit Information |        |       |                  |            |
|--------------------|--------|-------|------------------|------------|
| Date Issued        | Number | Price | Purpose          | % Complete |
| 01/29/16           | 64006  | 4,500 | EXTERIOR         | 100        |
| 07/01/15           | B62481 | 5,000 | BLDG Ext Repairs | 100        |

| Sales/Ownership History |       |      |          |                |                   |
|-------------------------|-------|------|----------|----------------|-------------------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type Grantee |
|                         |       |      |          | 11902/237      |                   |

|                    |                    |                          |              |                           |
|--------------------|--------------------|--------------------------|--------------|---------------------------|
| Situs : 28 PARK ST | Parcel Id: 089-034 | Class: Housing Authority | 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  | 2016    |
| Exterior Walls        | Al/Vinyl   | Amenities       |         |
| Masonry Trim          | x          |                 |         |
| Color                 | Natural    | 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           | Hot Water  | Pre-Fab         |         |
| Room Detail           |            |                 |         |
| Bedrooms              | 11         | Full Baths      | 3       |
| Family Rooms          |            | Half Baths      |         |
| Kitchens              |            | Extra Fixtures  |         |
| Total Rooms           | 21         |                 |         |
| 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                   | AVERAGE    | Economic        |         |
| Cost & Design         | 0          | % Good Ovr      |         |
| % Complete            |            |                 |         |
| Dwelling Computations |            |                 |         |
| Base Price            | 683,951    | % Good          | 62      |
| Plumbing              | 18,124     | % Good Override |         |
| Basement              | 28,524     | Functional      |         |
| Heating               | 0          | Economic        |         |
| Attic                 | 0          | % Complete      |         |
| Other Features        | 0          | C&D Factor      |         |
|                       |            | Adj Factor      | 1       |
| Subtotal              | 730,600    | Additions       | 20,460  |
| Ground Floor Area     | 1,610      |                 |         |
| Total Living Area     | 4,911      | Dwelling Value  | 473,430 |

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



| 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  |  |
| 1                |     | 31  |     |     | 1,800  |  |
| 2                |     | 31  |     |     | 1,670  |  |
| 3                |     | 15  | 15  | 15  | 16,990 |  |