

|                    |                    |                                |              |                           |
|--------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 12 NASH AV | Parcel ID: 100-079 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|--------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER                                       | GENERAL INFORMATION  |
|---|--|
| YOUNG JOHN P<br><br>12 NASH AV<br>BROCKTON MA 02301 | Living Units 1<br>Neighborhood 60<br>Alternate ID 1-1<br>Vol / Pg 12270/00063<br>District<br>Zoning R1C<br>Class Residential |

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



100-079 03/16/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 9,007             |             | 93,560 |
| Total Acres: .2068<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 93,600    | 93,600  | 0      | 89,700  |
| Building                         | 183,900   | 209,000 | 0      | 181,500 |
| Total                            | 277,500   | 302,600 | 0      | 271,200 |
| 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 |
| 09/23/14             | DR | Not At Home | Other  |

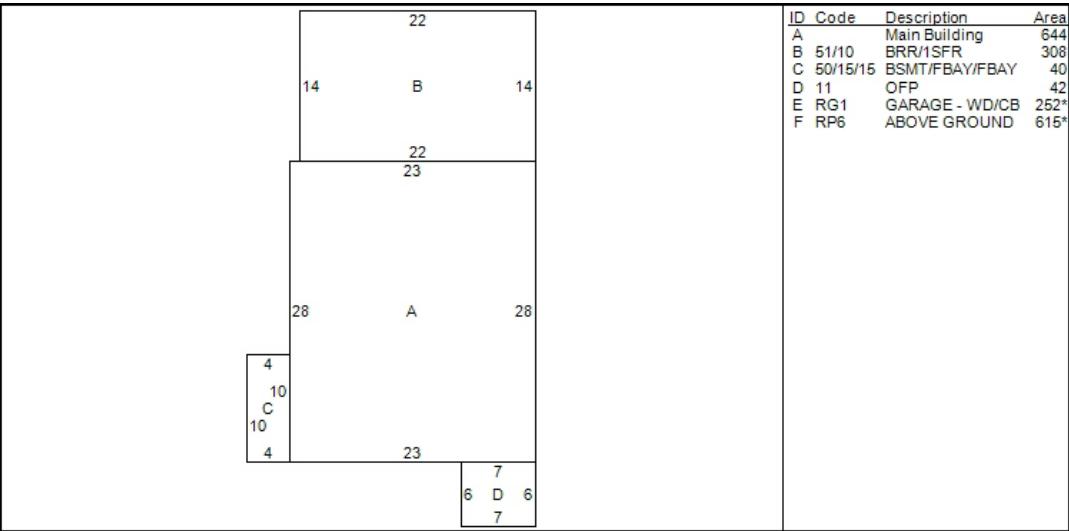
| Permit Information |        |       |         |            |
|--------------------|--------|-------|---------|------------|
| Date Issued        | Number | Price | Purpose | % Complete |
|                    |        |       |         |            |

| Sales/Ownership History |         |             |            |                |           |         |
|-------------------------|---------|-------------|------------|----------------|-----------|---------|
| Transfer Date           | Price   | Type        | Validity   | Deed Reference | Deed Type | Grantee |
| 12/01/90                | 123,600 | Land + Bldg | Valid Sale | 12270/63       |           |         |

|                    |                    |                                |              |                           |
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| Dwelling Information  |             |                 |         |
|-----------------------|-------------|-----------------|---------|
| Style                 | Colonial Ne | Year Built      | 1925    |
| Story height          | 1.7         | Eff Year Built  |         |
| Attic                 | None        | Year Remodeled  |         |
| Exterior Walls        | Frame       | Amenities       |         |
| Masonry Trim          | x           | In-law Apt      | No      |
| Color                 | Green       |                 |         |
| 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          | 1       |
| Fuel Type             | Oil         | Openings        | 1       |
| System Type           | Steam       | Pre-Fab         |         |
| Room Detail           |             |                 |         |
| Bedrooms              | 3           | Full Baths      | 1       |
| Family Rooms          |             | Half Baths      |         |
| Kitchens              |             | Extra Fixtures  |         |
| Total Rooms           | 6           | Bath Type       |         |
| Kitchen Type          |             | Bath Remod      | No      |
| Kitchen 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            | 267,130     | % Good          | 62      |
| Plumbing              |             | % Good Override |         |
| Basement              | 16,711      | Functional      |         |
| Heating               | 0           | Economic        |         |
| Attic                 | 0           | % Complete      |         |
| Other Features        | 10,133      | C&D Factor      |         |
|                       |             | Adj Factor      | 1       |
| Subtotal              | 293,970     | Additions       | 22,690  |
| Ground Floor Area     | 644         |                 |         |
| Total Living Area     | 1,515       | Dwelling Value  | 204,950 |

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



| Outbuilding Data |         |        |      |     |        |       |           |       |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1  | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage       | 1 x 252 |        | 252  | 1   | 1925   | C     | F         | 4,080 |
| Ag Pool          | 1 x 615 |        | 615  | 1   | 1990   | C     | A         |       |

| 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                | 51  | 10  |     |     | 17,920 |  |
| 2                | 50  | 15  | 15  |     | 4,090  |  |
| 3                |     | 11  |     |     | 680    |  |