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| Situs : 51 WALDO ST | Parcel ID: 101-148 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|---|
| PETERSON HAROLD B LISA F PETERSON 51 WALDO ST BROCKTON MA 02301 | Living Units 1 Neighborhood 60 Alternate ID 32 Vol / Pg 26643/334 District Zoning R1C Class Residential |
| Property Notes | |
| | |



101-148 03/16/2020

| Land Information | | | | |
|--------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,000 | | | 95,000 |
| Residual | SF 4,314 | | | 4,100 |
| Total Acres: .3286 | | | | |
| Spot: | | Location: | | |

| Assessment Information | | | | |
|----------------------------------|-----------------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 99,100 | 99,100 | 0 | 94,900 |
| Building | 309,200 | 387,900 | 0 | 241,100 |
| Total | 408,300 | 487,000 | 0 | 336,000 |
| 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 |
| 08/11/20 | GL | Field Review | Other |
| 09/27/06 | BM | Not At Home | Other |
| 06/15/01 | BM | Estimated For Misc Reason | Other |

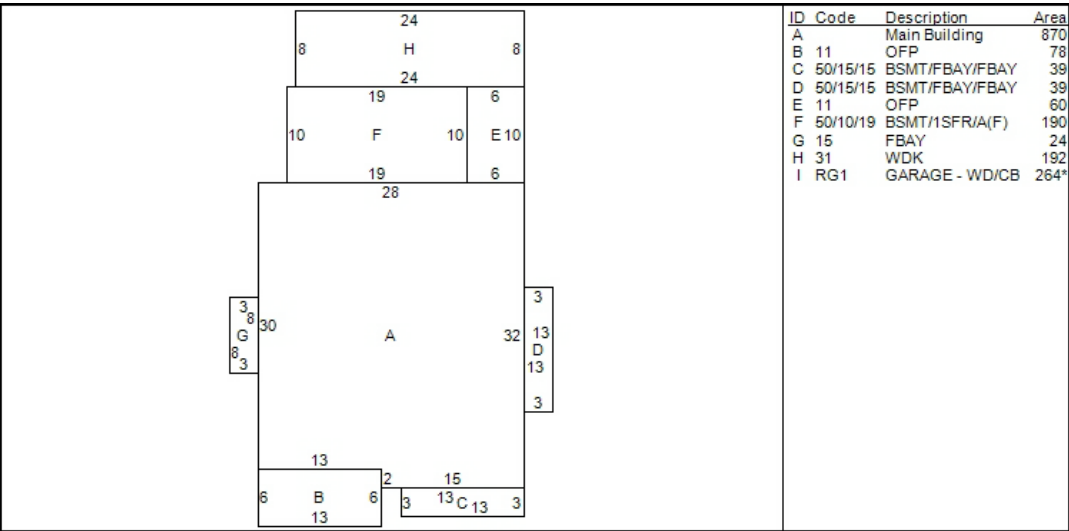
| Permit Information | | | | |
|--------------------|--------|-------|----------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 07/06/10 | 53523 | 1,700 | BLDG A/G Pool 24' | 0 |
| 09/29/03 | 40587 | 1,000 | BLDG 12 Rep Window s | 100 |
| 10/26/00 | 33726 | 1,556 | BLDG 3 Vinyl Rep Win | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 09/26/03 | 325,000 | Land + Bldg | Valid Sale | 26643/334 | | |
| 12/10/98 | | Land + Bldg | Transfer Of Convenience | 16921/326 | | |
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| Situs : 51 WALDO ST | Parcel Id: 101-148 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|---------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|-----------|-----------------|---------|
| Style | Colonial | Year Built | 1925 |
| Story height | 2 | Eff Year Built | 1980 |
| Attic | Unfin | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Yellow | | |
| 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 | Hot Water | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 4 | Full Baths | 2 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 8 | | |
| 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 | B | Market Adj | |
| Condition | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 390,996 | % Good | 80 |
| Plumbing | 10,875 | % Good Override | |
| Basement | 22,236 | Functional | |
| Heating | 0 | Economic | |
| Attic | 9,575 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 433,680 | Additions | 35,360 |
| Ground Floor Area | 870 | | |
| Total Living Area | 2,205 | Dwelling Value | 382,300 |

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



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage | 1 x | 264 | 264 | 1 | 1925 | C | A | 5,570 |

| 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 | | | 1,840 | 5 | 50 | 10 | 19 | | 15,680 | |
| 2 | 50 | 15 | 15 | | 5,760 | 6 | | | 15 | | 2,080 | |
| 3 | 50 | 15 | 15 | | 5,760 | 7 | | 31 | | | 2,800 | |
| 4 | | 11 | | | 1,440 | | | | | | | |