

<b>Situs : 789 N MAIN ST # 5</b>	<b>Parcel ID: 103-404</b>	<b>Class : Residential Condominium</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
----------------------------------	---------------------------	--	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
LABRANCHE PIERRE 113 CANTON ST STOUGHTON MA 02072	Living Units 1 Neighborhood 780 Alternate ID PT 281 MAIN Vol / Pg 36376/115 District Zoning C2 Class Residential

Property Notes
9.74



103-404 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Total Acres: Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	238,800	256,800	0	229,700
Total	238,800	256,800	0	229,700
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

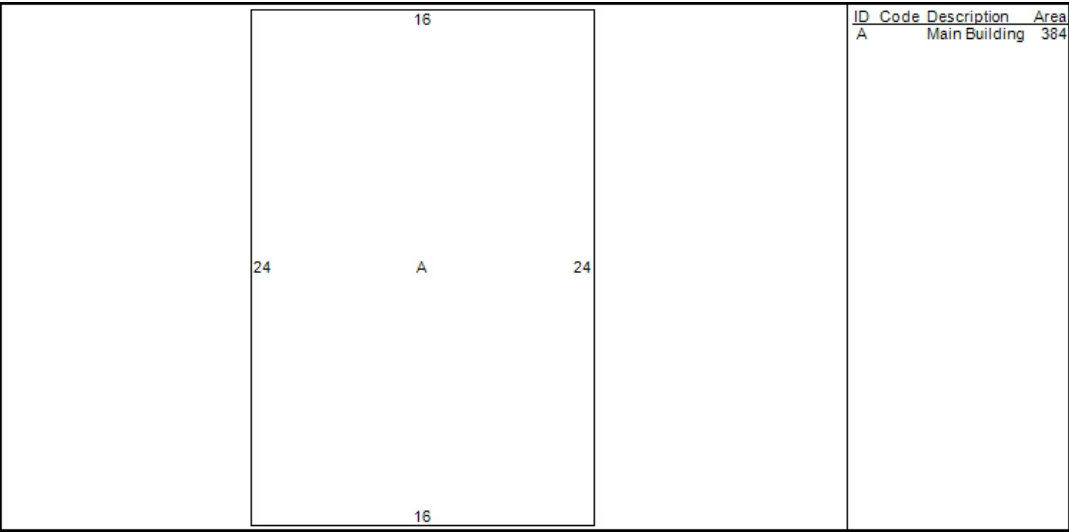
Permit Information			
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/22/08	86,100	Bldg Only	Sale After Foreclosure	36376/115		
11/03/06	171,500	Bldg Only	Repossession	33624/340		
11/03/03	189,900	Bldg Only	Valid Sale	26950/177		

<b>Situs : 789 N MAIN ST # 5</b>	<b>Parcel Id: 103-404</b>	<b>Class: Residential Condominium</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
----------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
<b>Style</b>	Tow nhouse	<b>Year Built</b>	2003
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Pier/Slab	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	4		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	B-	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	265,447	<b>% Good</b>	87
<b>Plumbing</b>	6,655	<b>% Good Override</b>	
<b>Basement</b>	0	<b>Functional</b>	
<b>Heating</b>	9,009	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	281,110	<b>Additions</b>	
<b>Ground Floor Area</b>	384		
<b>Total Living Area</b>	1,152	<b>Dwelling Value</b>	244,570

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	