

| | | | | |
|---------------------|--------------------|-------------|--------------|---------------------------|
| Situs : MONTELLO ST | PARCEL ID: 111-058 | Class : 936 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|--------------------|-------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| CITY OF BROCKTON 45 SCHOOL ST BROCKTON MA 02301 14867/00332 | Living Units Neighborhood 474 Alternate ID 71 Vol / Pg 14867/00332 District Zoning C2 Class EXEMPT |

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



| Land Information | | | | |
|---------------------------------------|-----------|-------------------|-------------|---------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 14,664 | | | 149,510 |
| Total Acres: .3366 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|---------------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 149,500 | 149,500 | 0 | 142,400 |
| Building | 23,000 | 23,000 | 0 | 18,800 |
| Total | 172,500 | 172,500 | 0 | 161,200 |
| 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 |
| 07/31/18 | CP | Field Review | Other |

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

| Sales/Ownership History | | | | | | |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 14867/332 | | | | | | |

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year /
Building #
Structure Type
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|

Interior/Exterior Information

| Line | Level From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|------|----------|--------|------------|-----------------|
|------|------|----------|--------|------------|-----------------|

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|---------|-------|
|------|------|--------|-------|-------|-----|------|-------|---------|-------|

| | | | | | | | | | |
|---|----------|------|---|-------|---|--------|---|---|--------|
| 1 | Asph Pav | 1960 | | | 1 | 14,664 | 2 | 2 | 17,890 |
| 2 | Fence | 1960 | 1 | 2,976 | 1 | 2,976 | 2 | 2 | 5,080 |

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Additional Property Photos



| | | | | |
|---------------------|--------------------|------------|--------------|---------------------------|
| Situs : MONTELLO ST | Parcel Id: 111-058 | Class: 936 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|--------------------|------------|--------------|---------------------------|

| Income Detail (Includes all Buildings on Parcel) | | | | | | | | | | | | | | | | | |
|--|------|-------|-------------|----------|--------|--------|-----------|-------|-----|------------|-----------|---------|---------|---------|----------|----------|-----------|
| Use Mod | Inc | Model | Units | Net Area | Income | Econ | Potential | Vac | Vac | Additional | Effective | Expense | Expense | Expense | Other | Total | Net |
| Grp | Type | Mod | Description | | Rate | Adjust | Gross | Model | Adj | Income | Gross | Model % | Adj % | Adj | Expenses | Expenses | Operating |
| | | | | | | | Income | | | | Income | | | | | | Income |
| | | | | | | | | | | | | | | | | | |

| Apartment Detail - Building 1 of 1 | | | | | | | | Building Cost Detail - Building 1 of 1 | | | |
|------------------------------------|----------|----------|------|-------|-------|------|--------|--|--|--|--|
| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income | | | | |
| | | | | | | | | Total Gross Building Area | | | |
| | | | | | | | | Replace, Cost New Less Depr | | | |
| | | | | | | | | Percent Complete | | | |
| | | | | | | | | Number of Identical Units | | | |
| | | | | | | | | Economic Condition Factor | | | |
| | | | | | | | | Final Building Value | | | |
| | | | | | | | | Value per SF | | | |

| Notes - Building 1 of 1 | | | | | | | | Income Summary (Includes all Building on Parcel) | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | Total Net Income | | | |
| | | | | | | | | Capitalization Rate | | | |
| | | | | | | | | Sub total | | | |
| | | | | | | | | Residual Land Value | | | |
| | | | | | | | | Final Income Value | | | |
| | | | | | | | | Total Gross Rent Area | | | |
| | | | | | | | | Total Gross Building Area | | | |