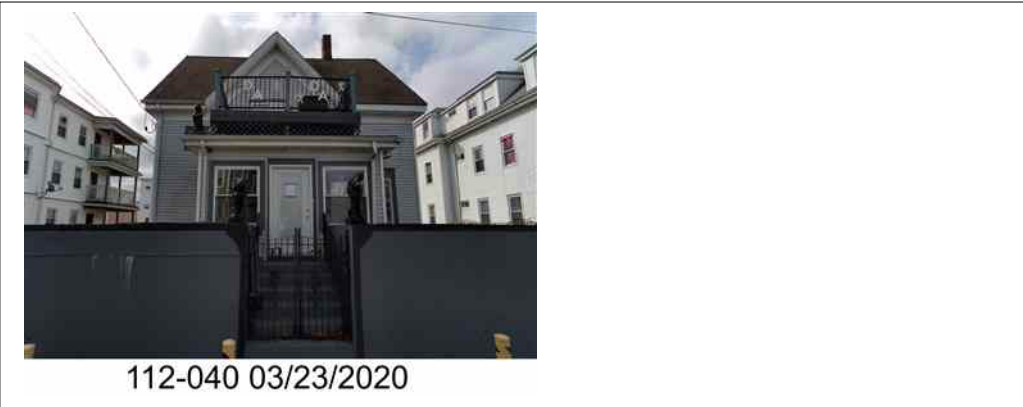


| | | | | |
|-------------------------------|---------------------------|---------------------------|--------------|---------------------------|
| Situs : 15 SOMERSET PL | Parcel ID: 112-040 | Class : Two-Family | Card: 1 of 1 | Printed: October 28, 2020 |
|-------------------------------|---------------------------|---------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| UPSHAW DARNELL DARREN UPSHAW 30 FARRINGTON ST BROCKTON MA 02301 | Living Units 2 Neighborhood 90 Alternate ID 10 Vol / Pg 36706/340 District Zoning C2 Class Residential |

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



| Land Information | | | | |
|---------------------------------------|-------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| SF | 5,525 | | | 76,260 |
| Total Acres: .1268 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 76,300 | 76,300 | 0 | 72,000 |
| Building | 320,500 | 320,300 | 0 | 265,600 |
| Total | 396,800 | 396,600 | 0 | 337,600 |
| 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 |
| 08/20/20 | GL | Field Review | Other |

| Permit Information | | | | |
|--------------------|------------|--------|----------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 07/15/19 | BP-19-1211 | 2,000 | DECK | |
| 09/22/10 | 53916 | 3,500 | BLDG Vinyl Siding | 0 |
| 01/28/09 | 51214 | 700 | BLDG Repair Roof | 0 |
| 08/22/03 | 40276 | 15,000 | BLDG Shtrk, Wd Shing | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|--------------------------|----------------|-----------|----------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 01/21/09 | 62,000 | Land + Bldg | Sale After Foreclosure | 36706/340 | | UPSHAW DARNELL |
| 04/11/08 | 251,250 | Land + Bldg | Repossession | 35838/122 | | |
| 01/20/06 | 349,000 | Land + Bldg | Sold Tw ice In Same Year | 32096/219 | | |
| 01/20/06 | | Land + Bldg | Transfer Of Convenience | 32096/217 | | |
| 04/02/04 | 295,000 | Land + Bldg | Valid Sale | 27879/131 | | |
| 01/15/04 | 1 | Land + Bldg | Transfer Of Convenience | 27389/350 | | |
| 09/07/99 | 93,250 | Land + Bldg | Valid Sale | 17841/303 | | |
| 05/01/91 | 65,000 | Land + Bldg | Repossession | | | |
| 06/01/90 | 110,000 | Land + Bldg | Repossession | | | |

| | | | | |
|------------------------|--------------------|-------------------|--------------|---------------------------|
| Situs : 15 SOMERSET PL | Parcel Id: 112-040 | Class: Two-Family | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------|--------------------|-------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|------------|-----------------|---------|
| Style | Two Family | Year Built | 1889 |
| Story height | 2 | Eff Year Built | |
| Attic | Full-Fin | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | Gray | | |
| 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 | Steam | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 4 | Full Baths | 2 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 10 | | |
| 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 | Good | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design | 10 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 230,431 | % Good | 62 |
| Plumbing | 9,787 | % Good Override | |
| Basement | 13,105 | Functional | |
| Heating | 0 | Economic | |
| Attic | 22,572 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 275,900 | Additions | 125,490 |
| Ground Floor Area | 398 | | |
| Total Living Area | 2,164 | Dwelling Value | 313,650 |
| Building Notes | | | |

| Outbuilding Data | | | | | | | | | | | | |
|---------------------------------------|--------|--------|------|-----|--------|--------|-----------|-------|-----|-----|-------|--|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value | | | | |
| Det Garage | 1 x | 360 | 360 | 1 | 1925 | C | A | 6,620 | | | | |
| 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 | | 10 | | | 15,750 | 5 | | | 11 | | 3,160 | |
| 2 | | 11 | | | 3,470 | | | | | | | |
| 3 | | 10 | | | 10,480 | | | | | | | |
| 4 | 50 | 10 | 19 | | 92,630 | | | | | | | |