

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 18 EXCHANGE ST Parcel ID: 112-045 Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER EMILE ALAIN** 

MARIE O OMELER

C/O BRUNO B SILVA

18 EXCHANGE ST

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 3 Neighborhood 90 Alternate ID 1

Vol / Pg 36766/159

District

Zoning Class C2 Residential





112-045 03/23/2020

Land Information	
24.	<b>alue</b> 6,400

Total Acres: .129 Spot:

Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,100
Building	474,300	537,500	0	405,900
Total	550,700	613,900	0	478,000

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Grantee

EMILE ALAIN

		Entrance Infor	mation
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
05/25/01	RB	Entry & Sign	Tenant

			Permit Inform	nation	
Date Issued	Number	Price	Purpose		% Complete
05/01/00	32619	28,000	BLDG	Winds, V Flr, B	100

Sales/Ownership His	tory
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Transfer Date	Price	Type	Validity	Deed Reference Deed Type	е
02/04/09	260,000	Land + Bldg	Valid Sale	36766/159	
01/31/06	512,000	Land + Bldg	Valid Sale	32148/241	
03/20/01		Land + Bldg	Family Sale	19525/212	
01/07/00	5,916	Land + Bldg	Sale Of Portion/Other Comm	18195/311	
12/03/99		Land + Bldg	Sale Of Portion/Other Comm	18101/145	
07/01/85	182,500	Land + Bldg	Valid Sale		



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RESIDENTIAL PROPERTY RECORD CARD 20

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2021

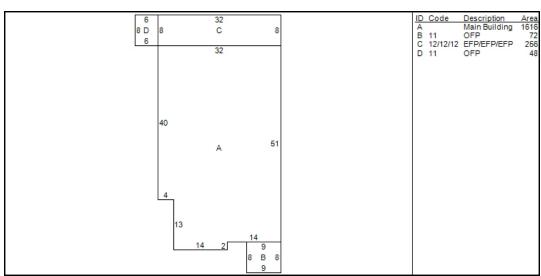
## BROCKTON

**Dwelling Information** Style 3 Fam Flat Year Built 1899 Story height 3 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central A/C Stacks Fuel Type Gas Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 12 Full Baths 3 Family Rooms Half Baths Kitchens 3 **Extra Fixtures** Total Rooms 18 Kitchen Type **Bath Type** Kitchen Remod Yes Bath Remod Yes 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** 686,205 Base Price % Good 62 18,124 **Plumbing** % Good Override 28,618 Basement **Functional** 18,708 Heating **Economic** 0 Attic % Complete 0 C&D Factor 10 Other Features Adj Factor 1 751,660 Additions 24,860 Subtotal 1.616 **Ground Floor Area Total Living Area** 4,848 Dwelling Value 537,490 **Building Notes** 

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		Out	building	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

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

					Addition D	etails	
Line #	Low	1st	2nd	3rd	Value		
1		11			2,230		
2		12	12	12	20,890		
3		11			1,740		