

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 C2
Class Residential

Property Notes



112-045 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	5,620			76,400

Total Acres: .129
Spot:

Location:

Assessment Information

	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

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
05/25/01	RB	Entry & Sign	Tenant

Permit Information

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

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/04/09	260,000	Land + Bldg	Valid Sale	36766/159		EMILE ALAIN
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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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	In-law Apt	No
Color	Tan		
Basement			
Basement	Full	# Car Bsm't 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			
Base Price	686,205	% Good	62
Plumbing	18,124	% Good Override	
Basement	28,618	Functional	
Heating	18,708	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	751,660	Additions	24,860
Ground Floor Area	1,616		
Total Living Area	4,848	Dwelling Value	537,490
Building Notes			

Outbuilding Data																								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																
<p>The diagram shows a complex building footprint. The main rectangular section is 32 units wide and 40 units high. There are several smaller sections and setbacks. Dimensions are labeled: 6, 8, 6, 32, 8, 40, 4, 13, 14, 2, 14, 9, 8, 9, 8. The area is divided into sections labeled A, B, and C. The total area is 1616 square feet.</p>																								
<table border="1"> <thead> <tr> <th>ID Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Main Building</td> <td>1616</td> </tr> <tr> <td>B 11</td> <td>OFF</td> <td>72</td> </tr> <tr> <td>C 12/12/12</td> <td>EFP/EFPP/EFPP</td> <td>256</td> </tr> <tr> <td>D 11</td> <td>OFF</td> <td>48</td> </tr> </tbody> </table>										ID Code	Description	Area	A	Main Building	1616	B 11	OFF	72	C 12/12/12	EFP/EFPP/EFPP	256	D 11	OFF	48
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A	Main Building	1616																						
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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																			
1		11			2,230																			
2		12	12	12	20,890																			
3		11			1,740																			