

Situs : 22 EXCHANGE ST

PARCEL ID: 112-046

Class: 111

Card: 1 of 1

Printed: November 13, 2020

CURRENT OWNER

BRIGANDI MICHAEL P TRUSTEE
22 EXCHANGE STREET TRUST
754 WARREN AV
BROCKTON MA 02301
23013/263 10/02/2002

GENERAL INFORMATION

Living Units 5
Neighborhood 4742
Alternate ID 2
Vol / Pg 23013/263
District
Zoning C2
Class APARTMENT

Property Notes



112-046 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	U	5.00		115,000
Total Acres: .1263 Spot: Location:				

Assessment Information

	Appraised	Cost	Income	Prior
Land	115,000	115,000	115,000	98,400
Building	315,300	314,400	315,300	335,100
Total	430,300	429,400	430,300	433,500
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag INCOME APPROACH				
Gross Building:				

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/12/11	55311	10,000	BLDG Rubber Roof	0
12/23/02	38163	2,500	BLDG 14 Vinyl Winds	100
04/04/00	32433	5,000	BLDG 1st Flr Renovat	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/02/02		Land + Bldg	Transfer Of Convenience	23013/263		
02/18/00	120,000	Land + Bldg	Valid Sale	18289/145		
12/03/99		Land + Bldg	Sale Of Portion/Other Comm	18101/145		

Inspection Witnessed By _____

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Building Information

Year Built/Eff Year 1899 /
 Building # 1
 Structure Type Residential 4 Family
 Identical Units 1
 Total Units 5
 Grade C+
 # Covered Parking
 # Uncovered Parking
 DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
2	Porch Covered		1	45		1		4	Porch, Enclosed Upper		1	64		2	
2	Porch Covered		1	40		1									
2	Porch, Open		1	96		1									
3	Porch, Open Upper		1	96		1									
4	Porch Cov-Upper		1	96		1									
2	Porch, Enclosed		1	64		2									
3	Porch, Enclosed Upper		1	64		2									

Interior/Exterior Information

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1	100	1,668	178	Support Area	8	None	Wood Frame/Joist/B	Normal	None	None	Normal	2	2
2	01	01	100	1,404	162	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
3	02	02	100	1,404	162	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3
4	03	03	100	1,404	162	Apartment	9	Frame	Wood Frame/Joist/B	Normal	Hw /Steam	None	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,668	Support Area		30	10,280
2	1,404	Apartment		45	106,260
3	1,404	Apartment		45	99,010
4	1,404	Apartment		45	98,810

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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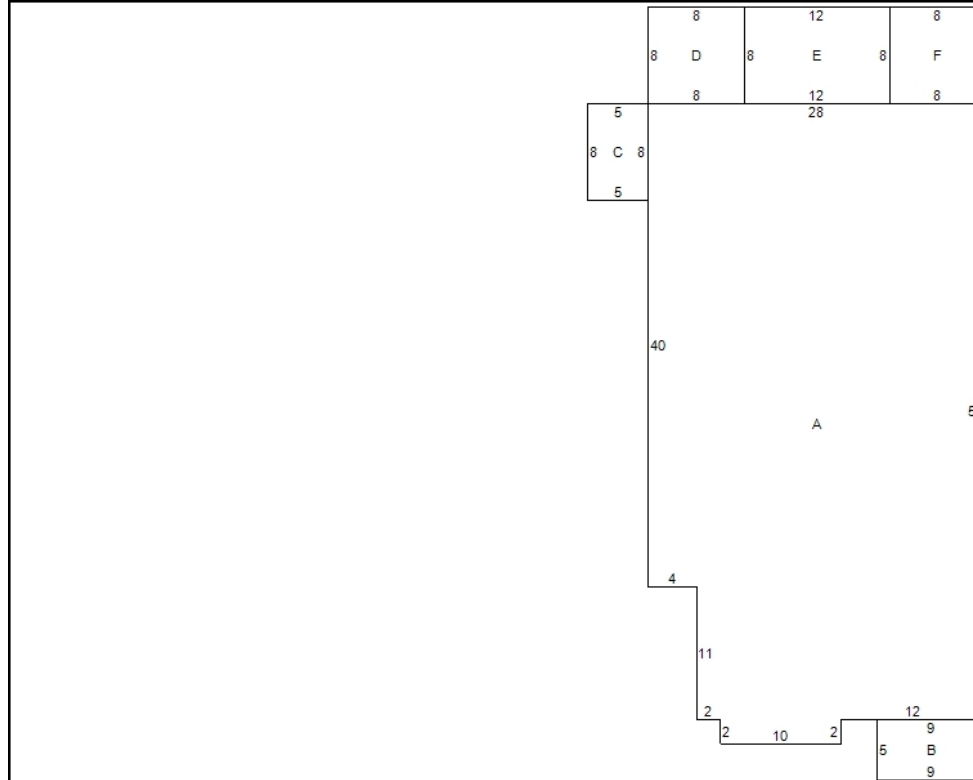
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ID	Code	Description	Area
A	VB3	3S/B	1404
B	VP1	1S PORCH	45
C	VP1	1S PORCH	40
D	VP1	1S PORCH	64
E	VP1	1S PORCH	96
F	VP1	1S PORCH	64
G	086	SUPPORT AREA	1668*
H	011	APARTMENT	1404*
I	011	APARTMENT	1404*
J	011	APARTMENT	1404*
K	RP5	PORCH COVERED	45*
L	RP5	PORCH COVERED	40*
M	RP1	PORCH, OPEN	96*
N	RP3	PORCH, OPEN UPPER	96*
O	RP7	PORCH COV-UPPER	96*
P	RP2	PORCH, ENCLOSED	64*
Q	RP4	PORCH, ENCLOSED UPPER	64*
R	RP4	PORCH, ENCLOSED UPPER	64*

Additional Property Photos



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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	Shell Income Use Group	0							0							
01	A	001 Apartments/Per Unit	5	4,212			58,500	5		0	55,575	40			22,230	22,230	33,345

Apartment Detail - Building 1 of 1								Building Cost Detail - Building 1 of 1	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	4	1	\0	4	11,400	45,600		
2	011 Apartment	1	2	\0	1	12,900	12,900		

Total Gross Building Area	5,880
Replace, Cost New Less Depr	314,360
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	314,360
Value per SF	53.46

Notes - Building 1 of 1		Income Summary (Includes all Building on Parcel)	
		Total Net Income	33,345
		Capitalization Rate	0.077500
		Sub total	430,258
		Residual Land Value	
		Final Income Value	430,258
		Total Gross Rent Area	5,880
		Total Gross Building Area	5,880