

Situs : 26 EXCHANGE ST DWELLING	Parcel ID: 112-047	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
26 EXCHANGE STREET LLC 26 EXCHANGE ST BROCKTON MA 02301	Living Units 2 Neighborhood 90 Alternate ID 3-1 Vol / Pg 51105/204 District Zoning C2 Class Residential

Property Notes
NEW 2 FAMILY 2019- CP



Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,500			76,230
Total Acres: .1263 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	395,300	464,900	0	14,000
Total	471,500	541,100	0	85,900
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	MARKET APPROACH			
FOUNDATION	14000			

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	GL	Field Review	Other
09/19/18	CP	Field Review	Other

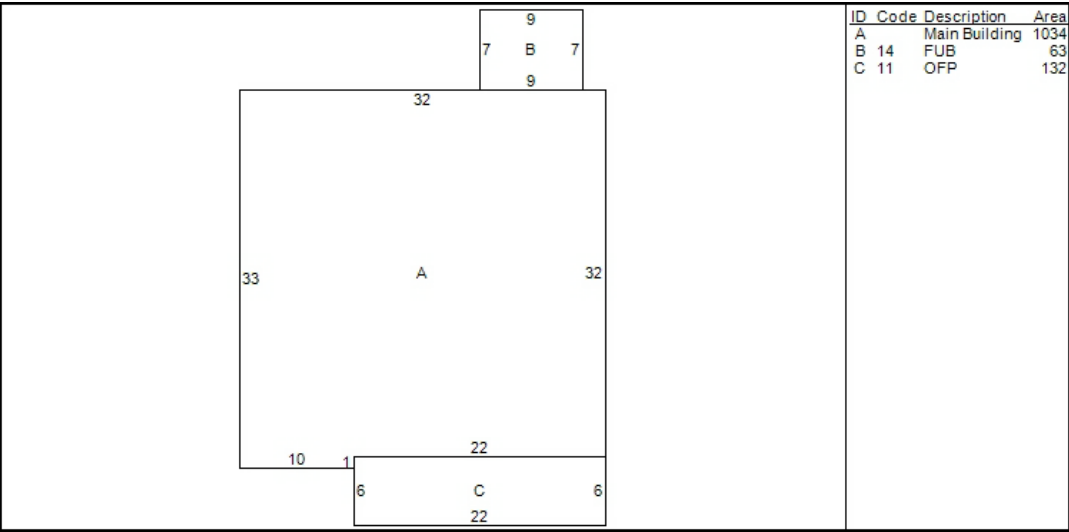
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/02/18	68772	250,000	NEW CONSTR Build 2 Family Home	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/14/19	100	Land + Bldg	Transfer Of Convenience	51105/204	Quit Claim	26 EXCHANGE STREET LLC
05/13/15	55,000	Land + Bldg	Valid Sale	45542/128		ACOSTA VICENTE
05/30/14	16,000	Land + Bldg	To/From Government	44370/166		
04/16/08		Land + Bldg	To/From Government	35859/199		

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Dwelling Information			
Style	Two Family	Year Built	2019
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	2
Kitchens	2	Extra Fixtures	
Total Rooms	10		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod		Bath Remod	
Adjustments			
Int vs Ext		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	100		
Dwelling Computations			
Base Price	393,874	% Good	90
Plumbing	22,837	% Good Override	
Basement	22,400	Functional	
Heating	0	Economic	
Attic	9,646	% Complete	100
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	448,760	Additions	6,660
Ground Floor Area	1,034		
Total Living Area	2,068	Dwelling Value	450,940

Building Notes	



Outbuilding Data								
Type	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 Details						
Line #	Low	1st	2nd	3rd	Value	
1		14			1,260	
2		11			5,400	