

Situs : 30 EXCHANGE ST

Parcel ID: 112-048

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GOMES JUVENAL
49 APPLETON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 90
Alternate ID 3-2
Vol / Pg 43999/135
District
Zoning C2
Class Residential



Property Notes

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|------|-------|-------------------|-------------|--------|
| SF | 5,315 | | | 75,960 |

Total Acres: .122
Spot: Location:

Assessment Information

| | Appraised | Cost | Income | Prior |
|--------------|----------------|----------------|----------|----------------|
| Land | 76,000 | 76,000 | 0 | 71,700 |
| Building | 419,100 | 475,300 | 0 | 360,700 |
| Total | 495,100 | 551,300 | 0 | 432,400 |

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 |
| 10/09/14 | DR | Refused | Tenant |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|----------------------|------------|
| 11/09/98 | 29893 | 1,000 | BLDG 10 Rep Window s | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|-------------|-------------------------|----------------|-----------|---------|
| 01/13/14 | | Land + Bldg | Transfer Of Convenience | 43999/135 | | |

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Dwelling Information

| | | | |
|-----------------------|------------|-----------------------|------|
| Style | 3 Fam Flat | Year Built | 1919 |
| Story height | 3 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Asbestos | 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 | Gas | Openings | |
| System Type | Warm Air | Pre-Fab | |

Room Detail

| | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 6 | Full Baths | 3 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 18 | Bath Type | |
| Kitchen Type | | Bath Remod | No |
| Kitchen Remod | No | | |

Adjustments

| | | | |
|--------------------------|------|------------------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

Grade & Depreciation

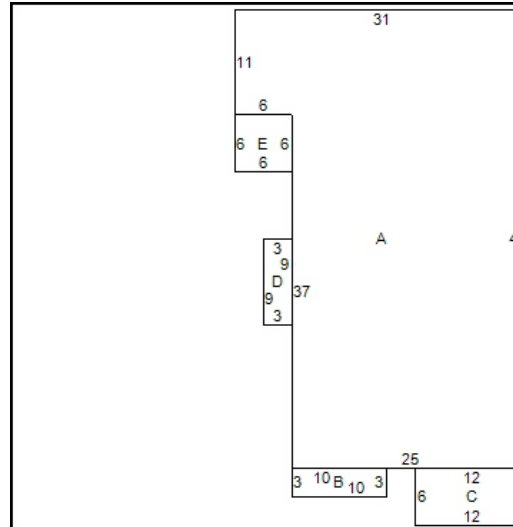
| | | | |
|-------------------------------------|---------|-------------------|--|
| Grade | C | Market Adj | |
| Condition | Average | Functional | |
| CDU | AVERAGE | Economic | |
| Cost & Design % Complete | 10 | % Good Ovr | |

Dwelling Computations

| | | | |
|--------------------------|---------|------------------------|---------|
| Base Price | 572,308 | % Good | 62 |
| Plumbing | 18,124 | % Good Override | |
| Basement | 23,868 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | 10 |
| | | Adj Factor | 1 |
| Subtotal | 614,300 | Additions | 50,160 |
| Ground Floor Area | 1,266 | | |
| Total Living Area | 3,969 | Dwelling Value | 469,110 |

Building Notes

| ID Code | Description | Area |
|---------|--------------------------------|------|
| A | Main Building | 1266 |
| B | 50/15/15/15 BSMT/FBAY/FBAY/... | 30 |
| C | 11/11/11 OFP/OFP/OFP | 72 |
| D | 50/15/15/15 BSMT/FBAY/FBAY/... | 27 |
| E | 11/11/11 OFP/OFP/OFP | 36 |
| F | RG1 GARAGE - WD/CB | 324 |



Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Det Garage | 1 x | 324 | 324 | 1 | 1919 | C | A | 6,230 |

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 | 50 | 15 | 15 | 15 | 20,890 |
| 2 | | 11 | 11 | 11 | 5,890 |
| 3 | 50 | 15 | 15 | 15 | 19,720 |
| 4 | | 11 | 11 | 11 | 3,660 |