

|                     |                     |             |              |                           |
|---------------------|---------------------|-------------|--------------|---------------------------|
| Situs : CRESCENT ST | PARCEL ID: 135-028R | Class : 936 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|---------------------|-------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| CITY OF BROCKTON<br>BROCKTON MA 02301<br>04234/00342 | Living Units<br>Neighborhood 451<br>Alternate ID 192-5<br>Vol / Pg 04234/00342<br>District<br>Zoning R2<br>Class EXEMPT |

| Property Notes |
|----------------|
|                |



| Land Information                      |      |                   |             |       |
|---------------------------------------|------|-------------------|-------------|-------|
| Type                                  | Size | Influence Factors | Influence % | Value |
| Residual                              | SF   | 7,514             |             | 3,010 |
| Total Acres: .1725<br>Spot: Location: |      |                   |             |       |

| Assessment Information           |               |       |        |       |
|----------------------------------|---------------|-------|--------|-------|
|                                  | Appraised     | Cost  | Income | Prior |
| Land                             | 3,000         | 3,000 | 0      | 3,000 |
| Building                         | 0             | 0     | 0      | 0     |
| Total                            | 3,000         | 3,000 | 0      | 3,000 |
| Manual Override Reason           |               |       |        |       |
| Base Date of Value 1/1/2020      |               |       |        |       |
| Effective Date of Value 1/1/2020 |               |       |        |       |
| Value Flag                       | COST APPROACH |       |        |       |
| Gross Building:                  |               |       |        |       |

| Entrance Information |    |            |        |
|----------------------|----|------------|--------|
| Date                 | ID | Entry Code | Source |
|                      |    |            |        |

| Permit Information |        |       |         |            |
|--------------------|--------|-------|---------|------------|
| Date Issued        | Number | Price | Purpose | % Complete |
|                    |        |       |         |            |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 4234/342                |       |      |          |                |           |         |
|                         |       |      |          |                |           |         |

Inspection Witnessed By \_\_\_\_\_

Situs : CRESCENT ST

Parcel Id: 135-028R

Class: 936

Card: 1 of 1

Printed: October 29, 2020

**Building Information**

Year Built/Eff Year /  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA

**Building Other Features**

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident | Units |
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|
|------|------|-----|-------|-------|---------|-------|-------|------|------|-----|-------|-------|---------|-------|-------|

**Interior/Exterior Information**

| Line | Level From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|

**Interior/Exterior Valuation Detail**

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|------|----------|--------|------------|-----------------|
|------|------|----------|--------|------------|-----------------|

**Outbuilding Data**

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy Fun | Value |
|------|------|--------|-------|-------|-----|------|-------|---------|-------|
|------|------|--------|-------|-------|-----|------|-------|---------|-------|

**Situs : CRESCENT ST**

**Parcel Id: 135-028R**

**Class: 936**

Card: 1 of 1

Printed: October 29, 2020

**Additional Property Photos**

|                     |                     |            |              |                           |
|---------------------|---------------------|------------|--------------|---------------------------|
| Situs : CRESCENT ST | Parcel Id: 135-028R | Class: 936 | Card: 1 of 1 | Printed: October 29, 2020 |
|---------------------|---------------------|------------|--------------|---------------------------|

| Income Detail (Includes all Buildings on Parcel) |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |
|--|------|-------|-------------|----------|--------|--------|-----------|-------|-----|------------|-----------|---------|---------|---------|----------|----------|-----------|
| Use Mod  | Inc  | Model | Units       | Net Area | Income | Econ   | Potential | Vac   | Vac | Additional | Effective | Expense | Expense | Expense | Other    | Total    | Net       |
| Grp  | Type | Mod   | Description |          | Rate   | Adjust | Gross     | Model | Adj | Income     | Gross     | Model % | Adj %   | Adj     | Expenses | Expenses | Operating |
|  |      |       |             |          |        |        | Income    |       |     |            | Income    |         |         |         |          |          | Income    |
|  |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |

| Apartment Detail - Building 1 of 1 |          |          |      |       |       |      |        | Building Cost Detail - Building 1 of 1 |  |  |  |
|------------------------------------|----------|----------|------|-------|-------|------|--------|--|--|--|--|
| Line                               | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |  |  |  |  |
|                                    |          |          |      |       |       |      |        | Total Gross Building Area              |  |  |  |
|                                    |          |          |      |       |       |      |        | Replace, Cost New Less Depr            |  |  |  |
|                                    |          |          |      |       |       |      |        | Percent Complete                       |  |  |  |
|                                    |          |          |      |       |       |      |        | Number of Identical Units              |  |  |  |
|                                    |          |          |      |       |       |      |        | Economic Condition Factor              |  |  |  |
|                                    |          |          |      |       |       |      |        | Final Building Value                   |  |  |  |
|                                    |          |          |      |       |       |      |        | Value per SF                           |  |  |  |

| Notes - Building 1 of 1 |  |  |  |  |  |  |  | Income Summary (Includes all Building on Parcel) |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                         |  |  |  |  |  |  |  | Total Net Income                                 |  |  |  |
|                         |  |  |  |  |  |  |  | Capitalization Rate                              |  |  |  |
|                         |  |  |  |  |  |  |  | Sub total  |  |  |  |
|                         |  |  |  |  |  |  |  | Residual Land Value                              |  |  |  |
|                         |  |  |  |  |  |  |  | Final Income Value                               |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Rent Area                            |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Building Area                        |  |  |  |