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|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 17 JACOB ST | Parcel ID: 139-080 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| BROADWAY GWENDOLYN D 17 JACOB ST BROCKTON MA 02302 | Living Units 1 Neighborhood 210 Alternate ID 38 Vol / Pg 39879/126 District Zoning R1C Class Residential |

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



139-080 03/22/2020

| Land Information | | | | |
|--------------------|----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 7,000 | | | 78,400 |
| Residual | SF 461 | | | 340 |
| Total Acres: .1713 | | | | |
| Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 78,700 | 78,700 | 0 | 73,700 |
| Building | 234,900 | 255,000 | 0 | 165,900 |
| Total | 313,600 | 333,700 | 0 | 239,600 |
| 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 |
| 08/28/20 | GL | Field Review | Other |

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

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 04/28/11 | 110,000 | Land + Bldg | Sale After Foreclosure | 39879/126 | | |
| 12/09/10 | 118,638 | Land + Bldg | Repossession | 39378/294 | | |
| 07/08/05 | 280,000 | Land + Bldg | Valid Sale | 30886/195 | | |
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| Situs : 17 JACOB ST | Parcel Id: 139-080 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
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| Dwelling Information | | | |
|--------------------------|-------------|------------------------|---------|
| Style | Colonial Ne | Year Built | 1910 |
| Story height | 1.5 | Eff Year Built | 1990 |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Natural | 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 | Oil | Openings | |
| System Type | Steam | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | 1 |
| Kitchens | | Extra Fixtures | 1 |
| Total Rooms | 6 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |
| 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 | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 277,684 | % Good | 82 |
| Plumbing | 9,787 | % Good Override | |
| Basement | 17,371 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 304,840 | Additions | 4,590 |
| Ground Floor Area | 689 | | |
| Total Living Area | 1,054 | Dwelling Value | 254,560 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 8 x 12 | | 96 | 1 | 1995 | C | A | 460 |

| 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 | 19 | | 1,560 | |
| 2 | | 12 | | | 3,030 | |