

Situs : 17 LEONARD ST	Parcel ID: 139-097	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
STEPHAN HOOKE JR STEPHAN HOOKE SR 56 ADAMS ST BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 3 Vol / Pg 36587/273 District Zoning R1C Class Residential
Property Notes	



139-097 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 320			230
Total Acres: .168 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	299,000	301,400	0	259,500
Total	377,600	380,000	0	333,200
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

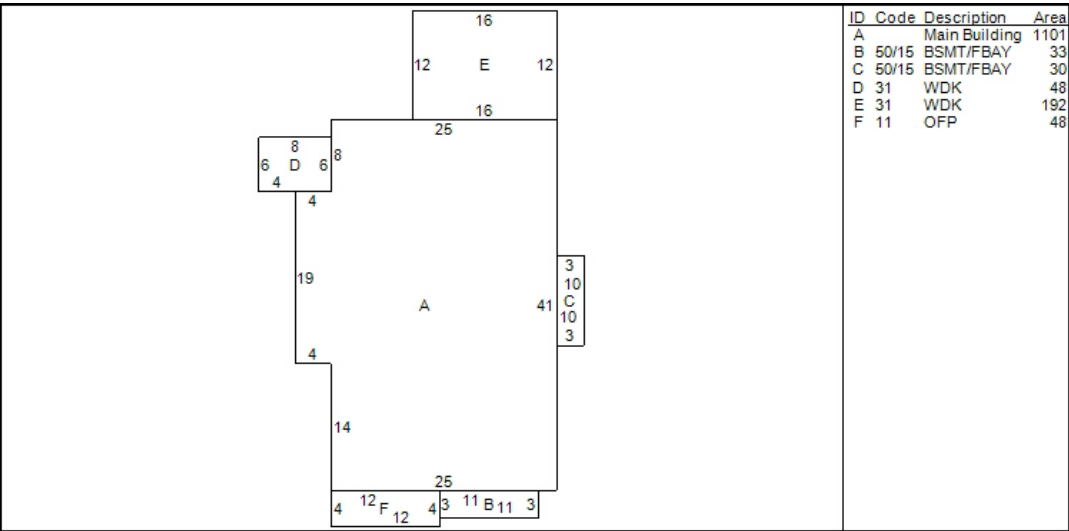
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/12/09	51244	7,850	BLDG Replace Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/08/08	120,000	Land + Bldg	Sale After Foreclosure	36587/275		
12/08/08	1	Land + Bldg	Transfer Of Convenience	36587/273		
02/26/08	151,900	Land + Bldg	Repossession	35643/329		
10/01/88	145,000	Land + Bldg	Valid Sale			
11/01/86	129,900	Land + Bldg				

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	373,901	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,390	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	407,080	Additions	23,810
Ground Floor Area	1,101		
Total Living Area	1,715	Dwelling Value	301,440

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	Line #	Low	1st	2nd	3rd	Value
1	50	15			9,180	5		11			1,860
2	50	15			8,740						
3		31			1,050						
4			31		2,980						