

| | | | | |
|--------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| Situs : 97 ALGONQUIN ST | Parcel ID: 159-189 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|--------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|--|
| ALMEDIDA MARCO F KRISTEN A ALMEIDA 97 ALGONQUIN ST BROCKTON MA 02302 | Living Units 1 Neighborhood 200 Alternate ID 18 Vol / Pg 28571/206 District Zoning R1C Class Residential |
| Property Notes | |
| | |



159-189 03/18/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,350 | | 91,160 |
| Total Acres: .1687 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 91,200 | 91,200 | 0 | 87,600 |
| Building | 132,000 | 106,300 | 0 | 109,800 |
| Total | 223,200 | 197,500 | 0 | 197,400 |
| 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 |
| 08/28/20 | CM | Field Review | Other |
| 09/09/19 | CP | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|-------|-------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 05/23/13 | B58235 | 800 | BLDG Repair Fence | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------|----------------|-----------|------------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 06/30/04 | 224,000 | Land + Bldg | Valid Sale | 28571/206 | | ALMEDIDA MARCO F |
| 05/16/03 | 191,000 | Land + Bldg | Valid Sale | 25149/62 | | |
| 08/18/00 | 107,500 | Land + Bldg | Valid Sale | 18800/107 | | |

| | | | | |
|-------------------------|--------------------|--------------------------------|--------------|---------------------------|
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| Dwelling Information | | | |
|-----------------------|-------|-----------------------|------|
| Style | Ranch | Year Built | 1950 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | | |
| Color | Tan | 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 | Hot Water | Pre-Fab |

| Room Detail | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

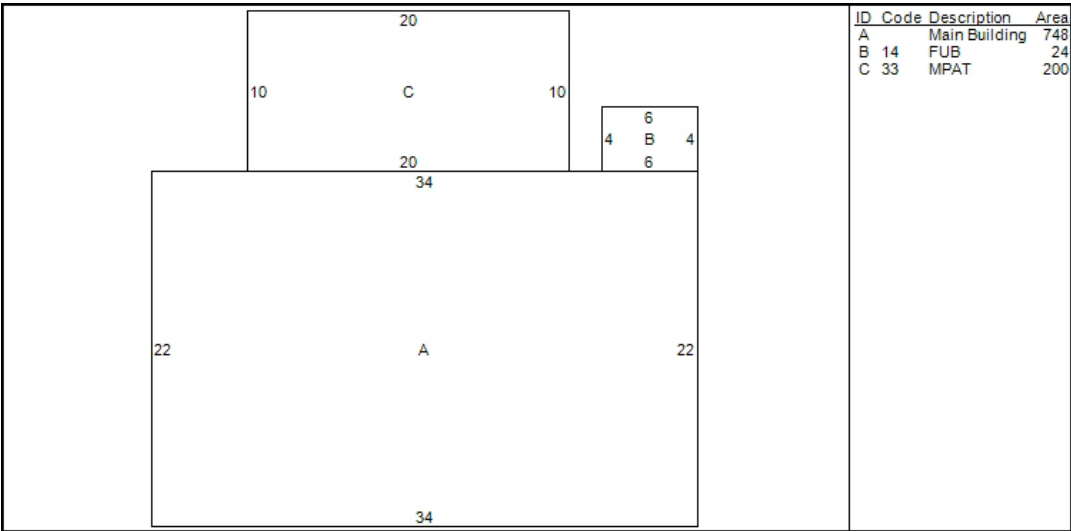
| Adjustments | | | |
|--------------------------|------|------------------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

| Grade & Depreciation | | | |
|--------------------------|---------|-------------------|--|
| Grade | C- | Market Adj | |
| Condition | Average | Functional | |
| CDU | FAIR | Economic | |
| Cost & Design | 0 | % Good Ovr | |
| % Complete | | | |

| Dwelling Computations | | | |
|-----------------------|---------|------------------------|-------|
| Base Price | 174,533 | % Good | 55 |
| Plumbing | | % Good Override | |
| Basement | 16,378 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 190,910 | Additions | 1,270 |

| | | | |
|--------------------------|-----|-----------------------|---------|
| Ground Floor Area | 748 | | |
| Total Living Area | 748 | Dwelling Value | 106,270 |

| 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 | | | 170 | |
| 2 | | 33 | | | 1,100 | |