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|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 21 KESWICK RD | Parcel ID: 172-520 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| BERNADIN KESNER 21 KESWICK RD BROCKTON MA 02302 | Living Units 1 Neighborhood 185 Alternate ID 35 Vol / Pg 31738/319 District Zoning R1C Class Residential |
| Property Notes | |
| | |



172-520 03/16/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 5,000 | | 85,800 |
| Total Acres: .1148 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 85,800 | 85,800 | 0 | 76,100 |
| Building | 211,800 | 221,400 | 0 | 182,700 |
| Total | 297,600 | 307,200 | 0 | 258,800 |
| 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 |
| 08/14/20 | JR | Field Review | Other |
| 02/04/05 | BM | Estimated For Misc Reason | Other |

| Permit Information | | | | |
|--------------------|--------|-------|----------------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 08/06/04 | 42427 | 2,000 | BLDG 12 X 14 Deck | 0 |
| 04/24/01 | 34409 | 3,000 | BLDG Remodel Basemen | 100 |
| 08/30/00 | 33376 | 2,150 | BLDG V Side Gar, Wra | 100 |
| 03/05/98 | 28576 | 5,000 | BLDG 24 Winds/Porch | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|------------------------|----------------|-----------|---------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 11/16/05 | 305,000 | Land + Bldg | Valid Sale | 31738/319 | | |
| 09/14/05 | 245,000 | Land + Bldg | Sale After Foreclosure | 31330/153 | | |
| 03/15/05 | 199,174 | Land + Bldg | Repossession | 30155/112 | | |
| 11/05/03 | 245,000 | Land + Bldg | Valid Sale | 26966/101 | | |
| 01/02/98 | 71,100 | Land + Bldg | Sale After Foreclosure | 15782/58 | | |
| 08/07/97 | 105,981 | Land + Bldg | Repossession | 15386/76 | | |
| 06/02/97 | 93,900 | Land + Bldg | Valid Sale | 15386/76 | | |
| 08/01/93 | | Land + Bldg | | | | |
| | | | | | | |

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| Dwelling Information | | | |
|-----------------------|----------|-----------------------|------|
| Style | Cape | Year Built | 1925 |
| Story height | 1.7 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Tan | In-law Apt | No |

| Basement | | | |
|--------------------|------|------------------------|--|
| Basement | Full | # Car Bsm't Gar | |
| FBLA Size | 500 | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |

| Heating & Cooling | | Fireplaces | |
|--------------------|-----------|-----------------|--|
| Heat Type | Basic | Stacks | |
| Fuel Type | Gas | Openings | |
| System Type | Hot Water | Pre-Fab | |

| Room Detail | | | |
|----------------------|----|-----------------------|----|
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

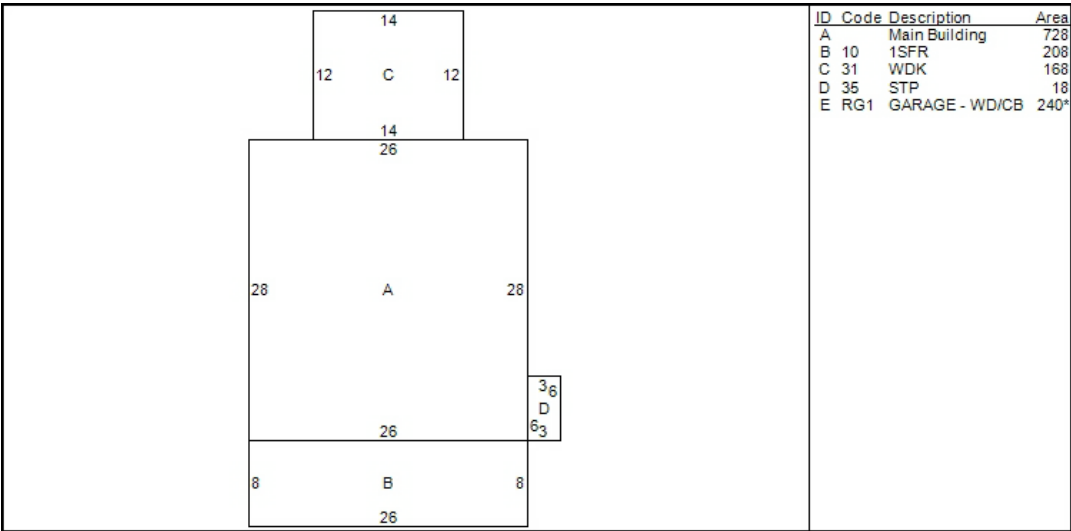
| Adjustments | |
|--------------------------|------|
| Int vs Ext | Same |
| Cathedral Ceiling | x |
| Unfinished Area | |
| Unheated Area | |

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

| Dwelling Computations | | | |
|-----------------------|---------|------------------------|--------|
| Base Price | 265,386 | % Good | 67 |
| Plumbing | | % Good Override | |
| Basement | 16,602 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 24,681 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 306,670 | Additions | 10,580 |

| | | | |
|--------------------------|-------|-----------------------|---------|
| Ground Floor Area | 728 | Dwelling Value | 216,050 |
| Total Living Area | 1,982 | | |

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



| Outbuilding Data | | | | | | | | |
|------------------|---------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage | 1 x 240 | | 240 | 1 | 1925 | C | A | 5,310 |

| 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 | | 10 | | | 8,710 | |
| 2 | | 31 | | | 1,740 | |
| 3 | | 35 | | | 130 | |