

|                             |                           |                                       |              |                           |
|-----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| <b>Situs : 248 NORTH AV</b> | <b>Parcel ID: 172-526</b> | <b>Class: Single Family Residence</b> | Card: 1 of 1 | Printed: October 28, 2020 |
|-----------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER                                       | GENERAL INFORMATION   |
|---|---|
| HUNTE YVETTE J<br>248 NORTH AV<br>BROCKTON MA 02302 | Living Units 1<br>Neighborhood 200<br>Alternate ID 48A<br>Vol / Pg 45198/107<br>District<br>Zoning R1C<br>Class Residential |
| Property Notes                                      |   |
|   |   |



172-526 03/16/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 6,293             |             | 89,620 |
| Total Acres: .1445<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |                 |         |        |         |
|----------------------------------|-----------------|---------|--------|---------|
|                                  | Appraised       | Cost    | Income | Prior   |
| Land                             | 89,600          | 89,600  | 0      | 86,200  |
| Building                         | 158,100         | 171,900 | 0      | 181,600 |
| Total                            | 247,700         | 261,500 | 0      | 267,800 |
| 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 |
| 09/02/20             | CM | Field Review | Other  |

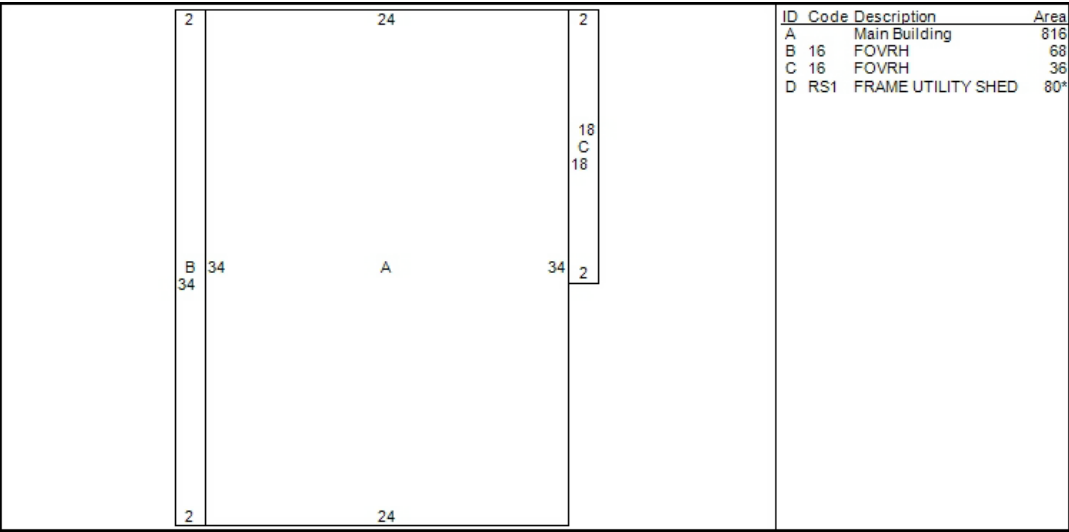
| Permit Information |        |       |                     |            |
|--------------------|--------|-------|---------------------|------------|
| Date Issued        | Number | Price | Purpose             | % Complete |
| 12/11/14           | B61355 | 3,604 | BLDG Insulation     | 100        |
| 06/15/01           | 34813  | 2,000 | BLDG Strip & Reroof | 100        |

| Sales/Ownership History   |         |             |                         |                |           |
|---------------------------|---------|-------------|-------------------------|----------------|-----------|
| Transfer Date             | Price   | Type        | Validity                | Deed Reference | Deed Type |
| 02/03/15                  |         | Land + Bldg | Transfer Of Convenience | 45198/107      |           |
| 06/19/09                  | 188,500 | Land + Bldg | Valid Sale              | 37375/28       |           |
| 10/30/08                  |         | Land + Bldg | Transfer Of Convenience | 36488/336      |           |
| Grantee<br>HUNTE YVETTE J |         |             |                         |                |           |

|                             |                           |                                       |                     |                                  |
|-----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
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|-----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| Dwelling Information     |             |                        |         |
|--------------------------|-------------|------------------------|---------|
| <b>Style</b>             | F To B Splt | <b>Year Built</b>      | 1958    |
| <b>Story height</b>      | 1           | <b>Eff Year Built</b>  |         |
| <b>Attic</b>             | None        | <b>Year Remodeled</b>  |         |
| <b>Exterior Walls</b>    | Al/Vinyl    | <b>Amenities</b>       |         |
| <b>Masonry Trim</b>      | x           |                        |         |
| <b>Color</b>             | White       | <b>In-law Apt</b>      | No      |
| Basement                 |             |                        |         |
| <b>Basement</b>          | Part        | <b># Car Bsm't Gar</b> |         |
| <b>FBLA Size</b>         | 400         | <b>FBLA Type</b>       |         |
| <b>Rec Rm Size</b>       | x           | <b>Rec Rm Type</b>     |         |
| Heating & Cooling        |             | Fireplaces             |         |
| <b>Heat Type</b>         | Basic       | <b>Stacks</b>          |         |
| <b>Fuel Type</b>         | Gas         | <b>Openings</b>        |         |
| <b>System Type</b>       | Warm Air    | <b>Pre-Fab</b>         |         |
| Room Detail              |             |                        |         |
| <b>Bedrooms</b>          | 3           | <b>Full Baths</b>      | 1       |
| <b>Family Rooms</b>      |             | <b>Half Baths</b>      |         |
| <b>Kitchens</b>          |             | <b>Extra Fixtures</b>  |         |
| <b>Total Rooms</b>       | 5           |                        |         |
| <b>Kitchen Type</b>      |             | <b>Bath Type</b>       |         |
| <b>Kitchen Remod</b>     | No          | <b>Bath Remod</b>      | No      |
| Adjustments              |             |                        |         |
| <b>Int vs Ext</b>        | Same        | <b>Unfinished Area</b> |         |
| <b>Cathedral Ceiling</b> | x           | <b>Unheated Area</b>   |         |
| Grade & Depreciation     |             |                        |         |
| <b>Grade</b>             | C           | <b>Market Adj</b>      |         |
| <b>Condition</b>         | Good        | <b>Functional</b>      |         |
| <b>CDU</b>               | AVERAGE     | <b>Economic</b>        |         |
| <b>Cost &amp; Design</b> | 0           | <b>% Good Ovr</b>      |         |
| <b>% Complete</b>        |             |                        |         |
| Dwelling Computations    |             |                        |         |
| <b>Base Price</b>        | 189,704     | <b>% Good</b>          | 76      |
| <b>Plumbing</b>          |             | <b>% Good Override</b> |         |
| <b>Basement</b>          | 8,901       | <b>Functional</b>      |         |
| <b>Heating</b>           | 0           | <b>Economic</b>        |         |
| <b>Attic</b>             | 0           | <b>% Complete</b>      |         |
| <b>Other Features</b>    | 19,744      | <b>C&amp;D Factor</b>  |         |
|                          |             | <b>Adj Factor</b>      | 1       |
| <b>Subtotal</b>          | 218,350     | <b>Additions</b>       | 5,770   |
| <b>Ground Floor Area</b> | 816         |                        |         |
| <b>Total Living Area</b> | 1,320       | <b>Dwelling Value</b>  | 171,720 |

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



| Outbuilding Data |        |        |      |     |        |       |           |       |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed       | 1 x 80 |        | 80   | 1   | 1958   | C     | F         | 220   |

| Condominium / Mobile Home Information   |  |
|---|--|
| <b>Complex Name</b><br>Condo Model  |  |
| <b>Unit Number</b><br><b>Unit Level</b><br><b>Unit Parking</b><br><b>Model (MH)</b> | <b>Unit Location</b><br><b>Unit View</b><br><b>Model Make (MH)</b> |

| Addition Details |     |     |     |     |       |  |
|------------------|-----|-----|-----|-----|-------|--|
| Line #           | Low | 1st | 2nd | 3rd | Value |  |
| 1                |     | 16  |     |     | 3,570 |  |
| 2                |     | 16  |     |     | 2,200 |  |