

|                 |                    |             |              |                           |
|-----------------|--------------------|-------------|--------------|---------------------------|
| Situs : CARY ST | PARCEL ID: 173-169 | Class : 936 | Card: 1 of 1 | Printed: October 29, 2020 |
|-----------------|--------------------|-------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION   |
|--|---|
| CITY OF BROCKTON<br>BROCKTON MA 02301<br>00000/00000 | Living Units<br>Neighborhood 463<br>Alternate ID 72-1<br>Vol / Pg 00000/00000<br>District<br>Zoning R1C<br>Class EXEMPT |

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



| Land Information   |           |                   |             |         |
|--------------------|-----------|-------------------|-------------|---------|
| Type               | Size      | Influence Factors | Influence % | Value   |
| Primary            | SF 10,000 |                   |             | 126,000 |
| Residual           | SF 1,665  |                   |             | 670     |
| Total Acres: .2678 |           |                   |             |         |
| Spot: Location:    |           |                   |             |         |

| Assessment Information           |               |         |        |         |
|----------------------------------|---------------|---------|--------|---------|
|                                  | Appraised     | Cost    | Income | Prior   |
| Land                             | 126,700       | 126,700 | 0      | 120,700 |
| Building                         | 603,000       | 603,000 | 0      | 602,500 |
| Total                            | 729,700       | 729,700 | 0      | 723,200 |
| Manual Override Reason           |               |         |        |         |
| Base Date of Value 1/1/2020      |               |         |        |         |
| Effective Date of Value 1/1/2020 |               |         |        |         |
| Value Flag                       | COST APPROACH |         |        |         |
| WTR TOWER 1.5 M                  | 600000        |         |        |         |

| Entrance Information |    |            |        |
|----------------------|----|------------|--------|
| Date                 | ID | Entry Code | Source |
|                      |    |            |        |

| Permit Information |        |        |         |                 |            |
|--------------------|--------|--------|---------|-----------------|------------|
| Date Issued        | Number | Price  | Purpose |                 | % Complete |
| 03/19/10           | 52895  | 60,000 | BLDG    | Telecomm Antenn | 0          |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 0/0                     |       |      |          |                |           |         |

Inspection Witnessed By \_\_\_\_\_

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Card: 1 of 1

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## Building Information

Year Built/Eff Year /  
Building #  
Structure Type  
Identical Units  
Total Units  
Grade  
# Covered Parking  
# Uncovered Parking  
DBA

## Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units | Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|
|------|------|-----|-------|-------|---------|-------------|------|------|-----|-------|-------|---------|-------------|

## Interior/Exterior Information

| Line | Level From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|
|------|-----------------|---------|------|-------|----------|-------------|-----------|--------------|------------|---------|---------|----------|----------|------------|

## Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|------|----------|--------|------------|-----------------|
|------|------|----------|--------|------------|-----------------|

## Outbuilding Data

| Line | Type       | Yr Blt | Meas1 | Meas2 | Qty | Area  | Grade | Phy Fun | Value |
|------|------------|--------|-------|-------|-----|-------|-------|---------|-------|
| 1    | Tank Steel | 1976   | 1     | 420   | 1   | 420   | 4     | 4       | 650   |
| 2    | Fence      | 1976   | 1     | 1,140 | 1   | 1,140 | 3     | 3       | 2,190 |
| 3    | Frame Shed | 1984   | 1     | 24    | 1   | 24    | 4     | 4       | 110   |
| 4    | Frame Shed | 1976   | 1     | 16    | 1   | 16    | 3     | 3       | 40    |

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**Additional Property Photos**

|                 |                    |            |              |                           |
|-----------------|--------------------|------------|--------------|---------------------------|
| Situs : CARY ST | Parcel Id: 173-169 | Class: 936 | Card: 1 of 1 | Printed: October 29, 2020 |
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| Income Detail (Includes all Buildings on Parcel) |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |
|--|------|-------|-------------|----------|--------|--------|-----------|-------|-----|------------|-----------|---------|---------|---------|----------|----------|-----------|
| Use Mod  | Inc  | Model | Units       | Net Area | Income | Econ   | Potential | Vac   | Vac | Additional | Effective | Expense | Expense | Expense | Other    | Total    | Net       |
| Grp  | Type | Mod   | Description |          | Rate   | Adjust | Gross     | Model | Adj | Income     | Gross     | Model % | Adj %   | Adj     | Expenses | Expenses | Operating |
|  |      |       |             |          |        |        | Income    |       |     |            | Income    |         |         |         |          |          | Income    |
|  |      |       |             |          |        |        |           |       |     |            |           |         |         |         |          |          |           |

| Apartment Detail - Building 1 of 1 |          |          |      |       |       |      |        | Building Cost Detail - Building 1 of 1 |  |  |  |
|------------------------------------|----------|----------|------|-------|-------|------|--------|--|--|--|--|
| Line                               | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income |  |  |  |  |
|                                    |          |          |      |       |       |      |        | Total Gross Building Area              |  |  |  |
|                                    |          |          |      |       |       |      |        | Replace, Cost New Less Depr            |  |  |  |
|                                    |          |          |      |       |       |      |        | Percent Complete                       |  |  |  |
|                                    |          |          |      |       |       |      |        | Number of Identical Units              |  |  |  |
|                                    |          |          |      |       |       |      |        | Economic Condition Factor              |  |  |  |
|                                    |          |          |      |       |       |      |        | Final Building Value                   |  |  |  |
|                                    |          |          |      |       |       |      |        | Value per SF                           |  |  |  |

| Notes - Building 1 of 1 |  |  |  |  |  |  |  | Income Summary (Includes all Building on Parcel) |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
|                         |  |  |  |  |  |  |  | Total Net Income                                 |  |  |  |
|                         |  |  |  |  |  |  |  | Capitalization Rate                              |  |  |  |
|                         |  |  |  |  |  |  |  | Sub total  |  |  |  |
|                         |  |  |  |  |  |  |  | Residual Land Value                              |  |  |  |
|                         |  |  |  |  |  |  |  | Final Income Value                               |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Rent Area                            |  |  |  |
|                         |  |  |  |  |  |  |  | Total Gross Building Area                        |  |  |  |