

|                       |                    |                                |              |                           |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 400 WINTER ST | Parcel ID: 173-202 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION  |
|--|--|
| ALLEN COLLETTE A<br>ROBERT B ALLEN<br>400 WINTER ST<br>BROCKTON MA 02302 | Living Units 1<br>Neighborhood 185<br>Alternate ID 49<br>Vol / Pg 11955/00299<br>District<br>Zoning R1C<br>Class Residential |
| Property Notes   |  |
|  |  |



173-202 03/16/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 6,000             |             | 87,120 |
| Total Acres: .1377<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 87,100    | 87,100  | 0      | 77,100  |
| Building                         | 203,200   | 204,200 | 0      | 199,300 |
| Total                            | 290,300   | 291,300 | 0      | 276,400 |
| 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 |
| 08/17/20             | JR | Field Review | Other  |

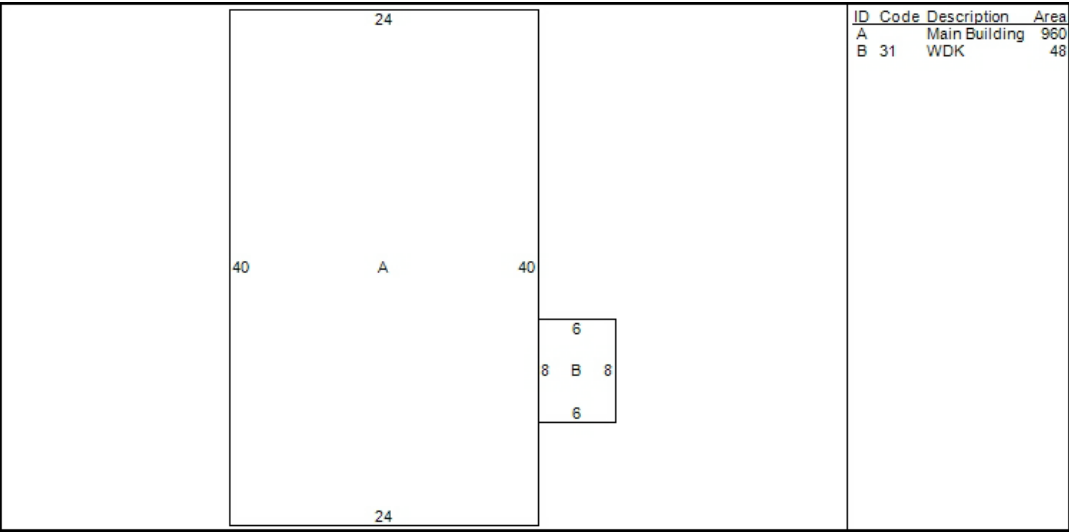
| Permit Information |        |               |            |
|--------------------|--------|---------------|------------|
| Date Issued        | Number | Price Purpose | % Complete |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|                         |       |      |          | 11955/299      |           |         |

|                       |                    |                                |              |                           |
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| Dwelling Information  |          |                 |         |
|-----------------------|----------|-----------------|---------|
| Style                 | Ranch    | Year Built      | 1970    |
| Story height          | 1        | Eff Year Built  |         |
| Attic                 | None     | Year Remodeled  |         |
| Exterior Walls        | Al/Vinyl | Amenities       |         |
| Masonry Trim          | x        |                 |         |
| Color                 | White    | In-law Apt      | No      |
| Basement              |          |                 |         |
| Basement              | Full     | # Car Bsm't Gar |         |
| FBLA Size             | 400      | FBLA Type       |         |
| Rec Rm Size           | x        | Rec Rm Type     |         |
| Heating & Cooling     |          | Fireplaces      |         |
| Heat Type             | Basic    | Stacks          | 1       |
| Fuel Type             | Electric | Openings        | 2       |
| System Type           | Electric | Pre-Fab         |         |
| Room Detail           |          |                 |         |
| Bedrooms              | 3        | Full Baths      | 1       |
| Family Rooms          |          | Half Baths      | 1       |
| Kitchens              |          | Extra Fixtures  |         |
| Total Rooms           | 7        |                 |         |
| 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                   | AVERAGE  | Economic        |         |
| Cost & Design         | 0        | % Good Ovr      |         |
| % Complete            |          |                 |         |
| Dwelling Computations |          |                 |         |
| Base Price            | 210,504  | % Good          | 76      |
| Plumbing              | 6,041    | % Good Override |         |
| Basement              | 19,753   | Functional      |         |
| Heating               | 0        | Economic        |         |
| Attic                 | 0        | % Complete      |         |
| Other Features        | 31,684   | C&D Factor      |         |
|                       |          | Adj Factor      | 1       |
| Subtotal              | 267,980  | Additions       | 530     |
| Ground Floor Area     | 960      |                 |         |
| Total Living Area     | 1,360    | Dwelling Value  | 204,190 |

| 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                |     | 31  |     |     | 530   |  |