

|                     |                    |                                |              |                           |
|---------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 19 PRATT ST | Parcel ID: 174-263 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|---------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION  |
|--|--|
| DESOUZA CANUTE E<br>19 PRATT ST<br>BROCKTON MA 02302 | Living Units 1<br>Neighborhood 200<br>Alternate ID 14<br>Vol / Pg 07615/00087<br>District<br>Zoning R1C<br>Class Residential |
| Property Notes                                       |  |
|  |  |



174-263 03/16/2020

| Land Information                      |      |                   |             |        |
|---------------------------------------|------|-------------------|-------------|--------|
| Type                                  | Size | Influence Factors | Influence % | Value  |
| Primary                               | SF   | 7,200             |             | 90,940 |
| Total Acres: .1653<br>Spot: Location: |      |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 90,900    | 90,900  | 0      | 87,400  |
| Building                         | 179,000   | 185,200 | 0      | 186,600 |
| Total                            | 269,900   | 276,100 | 0      | 274,000 |
| 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 |
| 09/09/20             | CM | Field Review | Other  |

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

| Sales/Ownership History |        |             |            |                |           |         |
|-------------------------|--------|-------------|------------|----------------|-----------|---------|
| Transfer Date           | Price  | Type        | Validity   | Deed Reference | Deed Type | Grantee |
| 12/01/84                | 71,000 | Land + Bldg | Valid Sale | 7615/87        |           |         |

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| Dwelling Information  |             |                 |         |
|-----------------------|-------------|-----------------|---------|
| Style                 | F To B Splt | Year Built      | 1965    |
| Story height          | 1           | Eff Year Built  |         |
| Attic                 | None        | Year Remodeled  |         |
| Exterior Walls        | Al/Vinyl    | Amenities       |         |
| Masonry Trim          | x           | In-law Apt      | No      |
| Color                 | White       |                 |         |
| Basement              |             |                 |         |
| Basement              | Part        | # Car Bsm't Gar |         |
| FBLA Size             | 354         | FBLA Type       |         |
| Rec Rm Size           | x           | Rec Rm Type     |         |
| Heating & Cooling     |             | Fireplaces      |         |
| Heat Type             | Basic       | Stacks          | 1       |
| Fuel Type             | Gas         | Openings        | 1       |
| System Type           | Warm Air    | Pre-Fab         |         |
| Room Detail           |             |                 |         |
| Bedrooms              | 3           | Full Baths      | 1       |
| Family Rooms          | 1           | 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             | Good        | Functional      |         |
| CDU                   | AVERAGE     | Economic        |         |
| Cost & Design         | 0           | % Good Ovr      |         |
| % Complete            |             |                 |         |
| Dwelling Computations |             |                 |         |
| Base Price            | 199,478     | % Good          | 76      |
| Plumbing              |             | % Good Override |         |
| Basement              | 9,360       | Functional      |         |
| Heating               | 0           | Economic        |         |
| Attic                 | 0           | % Complete      |         |
| Other Features        | 26,856      | C&D Factor      |         |
|                       |             | Adj Factor      | 1       |
| Subtotal              | 235,690     | Additions       | 5,850   |
| Ground Floor Area     | 884         |                 |         |
| Total Living Area     | 1,338       | Dwelling Value  | 184,970 |
| Building Notes        |             |                 |         |

| Outbuilding Data |        |        |      |     |        |       |           |       |  |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|--|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |  |
| Frame Shed       | 1 x 64 |        | 64   | 1   | 1980   | C     | A         | 240   |  |

  

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

  

| Addition Details |     |     |     |     |       |  |
|------------------|-----|-----|-----|-----|-------|--|
| Line #           | Low | 1st | 2nd | 3rd | Value |  |
| 1                |     | 16  |     |     | 3,570 |  |
| 2                |     | 16  |     |     | 1,980 |  |
| 3                |     | 31  |     |     | 300   |  |

