

| | | | | |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
| Situs : 112 TINA AV | Parcel ID: 179-206 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|----------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|---|--|
| MEGAN L ROTELLA 112 TINA AV BROCKTON MA 02302 | Living Units 1 Neighborhood 185 Alternate ID 17 Vol / Pg LC/118993 District Zoning R1C Class Residential |

| Property Notes |
|---------------------|
| 2010 Short Sale/MLS |



179-206 03/16/2020

| Land Information | | | | |
|---------------------------------------|-----------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF 10,050 | | | 92,470 |
| Total Acres: .2307 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 92,500 | 92,500 | 0 | 81,200 |
| Building | 179,200 | 186,800 | 0 | 179,800 |
| Total | 271,700 | 279,300 | 0 | 261,000 |
| 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 |
| 08/19/20 | JR | Field Review | Other |

| Permit Information | | | | |
|--------------------|--------|--------|----------------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 08/14/20 | 1358 | 10,000 | EXTERIOR R W S | |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-----------------------------|----------------|-----------|-----------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 05/17/13 | 175,000 | Land + Bldg | Valid Sale | LC/118993 | | MEGAN L ROTELLA |
| 12/06/10 | 130,000 | Land + Bldg | Outlier-Written Desc Needed | LC/115457 | | |
| 11/22/10 | 1 | Land + Bldg | Transfer Of Convenience | LC/115412 | | |
| 09/06/07 | | Land + Bldg | Transfer Of Convenience | LC/111042 | | |
| 09/07/05 | 279,900 | Land + Bldg | Valid Sale | LC/107913 | | |

| | | | | |
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| Dwelling Information | | | |
|----------------------|------------|----------------|------|
| Style | Ranch Slab | Year Built | 1960 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Frame | Amenities | |
| Masonry Trim | x | | |
| Color | Yellow | In-law Apt | No |

| Basement | | | |
|-------------|-----------|-----------------|--|
| Basement | Pier/Slab | # Car Bsm t Gar | |
| FBLA Size | x | FBLA Type | |
| Rec Rm Size | x | Rec Rm Type | |

| Heating & Cooling | | Fireplaces | |
|-------------------|-----------|------------|---|
| Heat Type | Basic | Stacks | 1 |
| Fuel Type | Oil | Openings | 1 |
| System Type | Hot Water | Pre-Fab | |

| Room Detail | | | |
|---------------|----|----------------|----|
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | 1 |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | | |
| Kitchen Type | | Bath Type | |
| Kitchen Remod | No | Bath Remod | No |

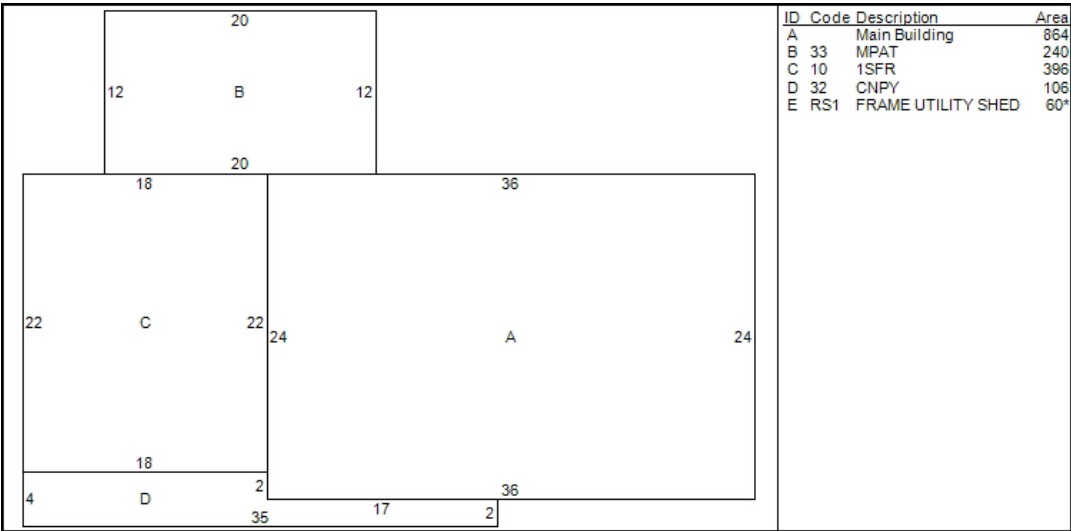
| Adjustments | | | |
|-------------------|------|-----------------|--|
| Int vs Ext | Same | Unfinished Area | |
| Cathedral Ceiling | x | Unheated Area | |

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

| Dwelling Computations | | | |
|-----------------------|---------|-----------------|--------|
| Base Price | 196,470 | % Good | 76 |
| Plumbing | 6,041 | % Good Override | |
| Basement | 5,882 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 9,382 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 217,780 | Additions | 21,060 |

| | | | |
|-------------------|-------|----------------|---------|
| Ground Floor Area | 864 | | |
| Total Living Area | 1,260 | Dwelling Value | 186,570 |

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



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x 60 | | 60 | 1 | 1980 | C | A | 220 |

| 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 | | 33 | | | 1,900 | |
| 2 | | 10 | | | 18,320 | |
| 3 | | 32 | | | 840 | |