

|                       |                    |                                |              |                           |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|
| Situs : 433 HOWARD ST | Parcel ID: 182-022 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|-----------------------|--------------------|--------------------------------|--------------|---------------------------|

| CURRENT OWNER  | GENERAL INFORMATION  |
|--|--|
| LACOURSE DAVID WILLIAM<br>& SALLY A LACOURSE<br>433 HOWARD ST<br>BROCKTON MA 02302 | Living Units 1<br>Neighborhood 185<br>Alternate ID 36<br>Vol / Pg 09448/00026<br>District<br>Zoning R1C<br>Class Residential |
| Property Notes   |  |
|  |  |



| Land Information                     |           |                   |             |        |
|--------------------------------------|-----------|-------------------|-------------|--------|
| Type                                 | Size      | Influence Factors | Influence % | Value  |
| Primary                              | SF 15,000 |                   |             | 99,000 |
| Residual                             | SF 38,143 |                   |             | 25,170 |
| Total Acres: 1.22<br>Spot: Location: |           |                   |             |        |

| Assessment Information           |           |         |        |         |
|----------------------------------|-----------|---------|--------|---------|
|                                  | Appraised | Cost    | Income | Prior   |
| Land                             | 124,200   | 124,200 | 0      | 108,400 |
| Building                         | 144,700   | 148,300 | 0      | 146,500 |
| Total                            | 268,900   | 272,500 | 0      | 254,900 |
| 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 |
| 08/25/20             | JR | Field Review | Other  |

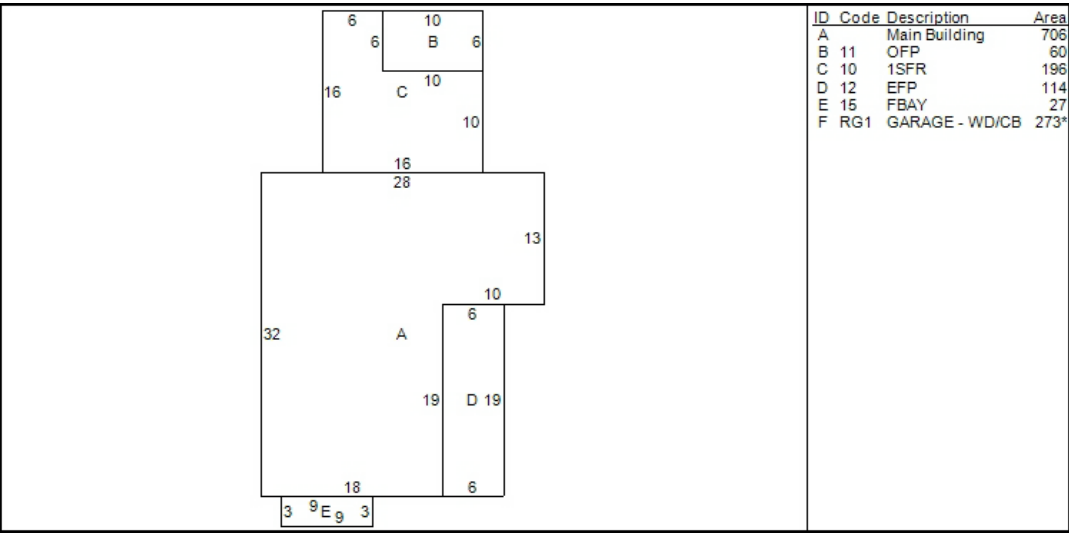
| Permit Information |        |       |         |            |
|--------------------|--------|-------|---------|------------|
| Date Issued        | Number | Price | Purpose | % Complete |

| Sales/Ownership History |       |      |          |                |           |         |
|-------------------------|-------|------|----------|----------------|-----------|---------|
| Transfer Date           | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|                         |       |      |          | 9448/26        |           |         |

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

| Dwelling Information     |             |                        |         |
|--------------------------|-------------|------------------------|---------|
| <b>Style</b>             | Colonial Ne | <b>Year Built</b>      | 1889    |
| <b>Story height</b>      | 1.7         | <b>Eff Year Built</b>  |         |
| <b>Attic</b>             | None        | <b>Year Remodeled</b>  |         |
| <b>Exterior Walls</b>    | Frame       | <b>Amenities</b>       |         |
| <b>Masonry Trim</b>      | x           | <b>In-law Apt</b>      | No      |
| <b>Color</b>             | Blue        |                        |         |
| Basement                 |             |                        |         |
| <b>Basement</b>          | Full        | <b># Car Bsm t Gar</b> |         |
| <b>FBLA Size</b>         | x           | <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>       | Steam       | <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>       | 7           | <b>Bath Type</b>       |         |
| <b>Kitchen Type</b>      |             | <b>Bath Remod</b>      | No      |
| <b>Kitchen 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>         | Fair        | <b>Functional</b>      |         |
| <b>CDU</b>               | FAIR        | <b>Economic</b>        |         |
| <b>Cost &amp; Design</b> | 0           | <b>% Good Ovr</b>      |         |
| <b>% Complete</b>        |             |                        |         |
| Dwelling Computations    |             |                        |         |
| <b>Base Price</b>        | 281,339     | <b>% Good</b>          | 45      |
| <b>Plumbing</b>          |             | <b>% Good Override</b> |         |
| <b>Basement</b>          | 17,600      | <b>Functional</b>      |         |
| <b>Heating</b>           | 0           | <b>Economic</b>        |         |
| <b>Attic</b>             | 0           | <b>% Complete</b>      |         |
| <b>Other Features</b>    | 0           | <b>C&amp;D Factor</b>  |         |
|                          |             | <b>Adj Factor</b>      | 1       |
| <b>Subtotal</b>          | 298,940     | <b>Additions</b>       | 9,550   |
| <b>Ground Floor Area</b> | 706         |                        |         |
| <b>Total Living Area</b> | 1,459       | <b>Dwelling Value</b>  | 144,070 |

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



| Outbuilding Data |        |        |      |     |        |       |           |       |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Det Garage       | 1 x    | 273    | 273  | 1   | 1925   | C     | F         | 4,250 |

| Condominium / Mobile Home Information  |  |
|--|--|
| <b>Complex Name</b><br><b>Condo Model</b><br><br><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                |     | 11  |     |     | 720   |  |
| 2                |     | 10  |     |     | 5,990 |  |
| 3                |     | 12  |     |     | 1,710 |  |
| 4                |     | 15  |     |     | 1,130 |  |