

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
COSGROVE JEANNE M TT 21 MARGINAL RD REALTY TRUST 210 ELLIOT ST BROCKTON MA 02302			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	79,100	79,100	
					0	Light			RES LAND	1010	528,000	528,000	
SUPPLEMENTAL DATA													
Alt Prcl ID Scnd Home 500032 Tax Class T Tot Fin Area 1071 Total Acres .13 Chapter Lan GIS ID F_886901_2848733					Cyclical Exemption W District Res Exem Assoc Pid#			Total		607,100	607,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed				
COSGROVE JEANNE M TT	36138 0146	07-02-2008	U	I	100	1A	2023	1010	85,300	2022	1010	74,200	2021	1010	73,400
MATHER L TT,MATHER M,COSGROVE J	36138 0140	07-01-2008	U	I	100	1A		1010	404,700		1010	343,300		1010	306,000
MATHER LAURA A TRS	29351 0320	10-28-2004	U	I	100	1A	Total								
MATHER MICHAEL	29351 0318	10-28-2004	U	I	100	1A	490,000		Total		417,500		Total		379,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0120											

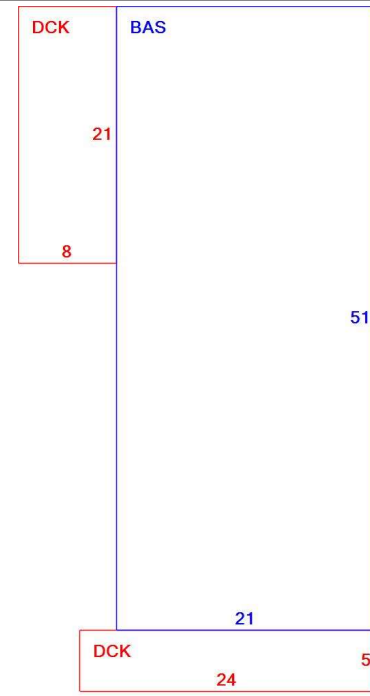
NOTES											
ONLY HEAT IS A OLD WALL UNIT - NOT USED TO HEAT ENTIRE HOUSE.....JUST SUMMER CHILL.											

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										79,100	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										528,000	
Special Land Value										0	
Total Appraised Parcel Value										607,100	
Valuation Method										C	
Total Appraised Parcel Value										607,100	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
242	06-06-2005	MN	Maintenance	6,000		100		STRIP RE-ROOF		03-17-2015	JLF	0	1	00	Measure & Listed
453	10-21-2002	RM	Remodel	2,500	08-09-2003	100		RPLACE 11 WINDOWS		04-12-2013	VGS			20	Field Review
66	03-01-2002	AD	Addition	3,600	08-09-2003	100		5x24 DECK W/STAIRS		02-23-2009	KP		1	00	Measure & Listed
11514	03-27-1990	AD	Addition	23,500	01-01-1991	100		1 RM ADD 20'6" X 8'							

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value		
1	1010	Single Family	RC	Primary	5,663 SF	40.72	1.00000	5	1.00	0120	2.096		V115,ES95	1.0925	93.24	528,000	
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			528,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	02	Below Average	Unfin Area	0.00	None
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	04	Plywood Panel	Condo Unit		
Interior Wall 2	05	Drywall	COST / MARKET VALUATION		
Interior Floor 1	06	Linoleum			132,190
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	04	Electric	Replace Cost		136,440
Heat Type	11	Other	Year Built		1950
AC Type	01	None	Effective Year Built		1979
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnld		79,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,071	1,071	1,071	120.17	128,705	
DCK	Deck	0	288	29	12.10	3,485	
Ttl Gross Liv / Lease Area		1,071	1,359	1,100		132,190	

