

Situs : 19 COLUMBIA ST		Parcel ID: 057-085		Class: Two-Family		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GALVAO PEDRO M & EULALIA C GALVAO 19 COLUMBIA ST BROCKTON MA 02301			Living Units 2 Neighborhood 120 Alternate ID 9 Vol / Pg 08393/00022 District Zoning R3 Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	947			690				
Total Acres: .1824 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		79,100	79,100	0	74,000				
Building		253,400	239,700	0	230,100				
Total		332,500	318,800	0	304,100				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/01/88	140,000	Land + Bldg	Valid Sale	8393/22					

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Dwelling Information

Style	Two Family	Year Built	1882
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

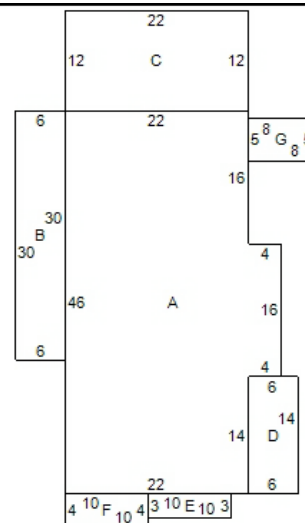
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	340,566	% Good	45
Plumbing	9,062	% Good Override	
Basement	21,305	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	370,930	Additions	54,280
Ground Floor Area	1,076		
Total Living Area	2,172	Dwelling Value	237,890

Building Notes



ID	Code	Description	Area
A		Main Building	1076
B	50/10	BSMT/1SFR	180
C	10	1SFR	264
D	10	1SFR	84
E	50/15	BSMT/FBAY	30
F	11	OFF	40
G	32	CNPY	40
H	RG1	GARAGE - WD/CB	198*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	198	198	1	1925	D	P	1,820

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			17,960	5		11			1,080
2		10			19,800	6		32			360
3		10			9,230						
4	50	15			5,850						