

Situs : 186 W HARVARD ST		Parcel ID: 061-013		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
LOUNSBURY KEVIN F AND JENNIFER M LOUNSBURY 186 W HARVARD ST BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 31 HRVD Vol / Pg 26372/58 District Zoning R1C Class Residential						
Property Notes									
<div>061-013 03/24/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,660		77,910					
Total Acres: .1529 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/20/20	AW	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	77,900	77,900	0	73,100					
Building	228,400	247,900	0	217,500					
Total	306,300	325,800	0	290,600					
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					
06/26/08	50351	8,200	BLDG 15 Vinyl Window	0					
05/11/01	34541	2,580	BLDG Strip & Reroof	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/29/03	240,000	Land + Bldg	Valid Sale	26372/58					

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Dwelling Information			
Style	Cape	Year Built	1960
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	300	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	284,556	% Good	76
Plumbing	6,041	% Good Override	
Basement	17,801	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	16,786	C&D Factor	
		Adj Factor	1
Subtotal	325,180	Additions	760
Ground Floor Area	816		
Total Living Area	1,428	Dwelling Value	247,900

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		12			760	