

Situs : 217 W HARVARD ST	Parcel ID: 061-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
--------------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
THOMAS VICTOR L SR TRUSTEE STACEY A HOLLAND TRUSTEE 217 W HARVARD ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 43 HARVD Vol / Pg 42042/214 District Zoning R1C Class Residential

Property Notes



061-024 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 200			150
Total Acres: .1653				
Spot:		Location:		

Assessment Information					
		Appraised	Cost	Income	Prior
	Land	78,600	78,600	0	73,600
	Building	238,400	229,300	0	216,100
	Total	317,000	307,900	0	289,700
Manual Override Reason					
	Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
	Gross Building:		Effective Date of Value	1/1/2020	

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/03/12		Land + Bldg	Transfer Of Convenience	42042/218		
10/03/12		Land + Bldg	Transfer Of Convenience	42042/214		

Situs : 217 W HARVARD ST	Parcel Id: 061-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
--------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Raised Ranch	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	600	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	227,344	% Good	80
Plumbing		% Good Override	
Basement	21,333	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	31,986	C&D Factor	
		Adj Factor	1
Subtotal	280,660	Additions	4,720
Ground Floor Area	960		
Total Living Area	1,628	Dwelling Value	229,250

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		16			2,080	
2		16			2,640	