

Situs : 209 W HARVARD ST	Parcel ID: 061-026	Class : Tw o-Family	Card: 1 of 1	Printed: October 27, 2020
--------------------------	--------------------	---------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
CONTANT CHANTAL M GERALD CONTANT 209 W HARVARD ST BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 45 HRVD Vol / Pg 26799/206 District Zoning R1C Class Residential
Property Notes	



Land Information						
Type		Size	Influence Factors		Influence %	Value
Primary	SF	7,000				78,400
Residual	SF	3,800				2,770

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,200	81,200	0	75,500
Building	350,900	373,900	0	293,200
Total	432,100	455,100	0	368,700
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
08/20/20	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
10/15/03		Land + Bldg	Transfer Of Convenience	26799/206		

<b>Situs : 209 W HARVARD ST</b>	<b>Parcel Id: 061-026</b>	<b>Class: Two-Family</b>	<b>Card: 1 of 1</b>	<b>Printed: October 27, 2020</b>
---------------------------------	---------------------------	--------------------------	---------------------	----------------------------------

Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1915
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

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>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

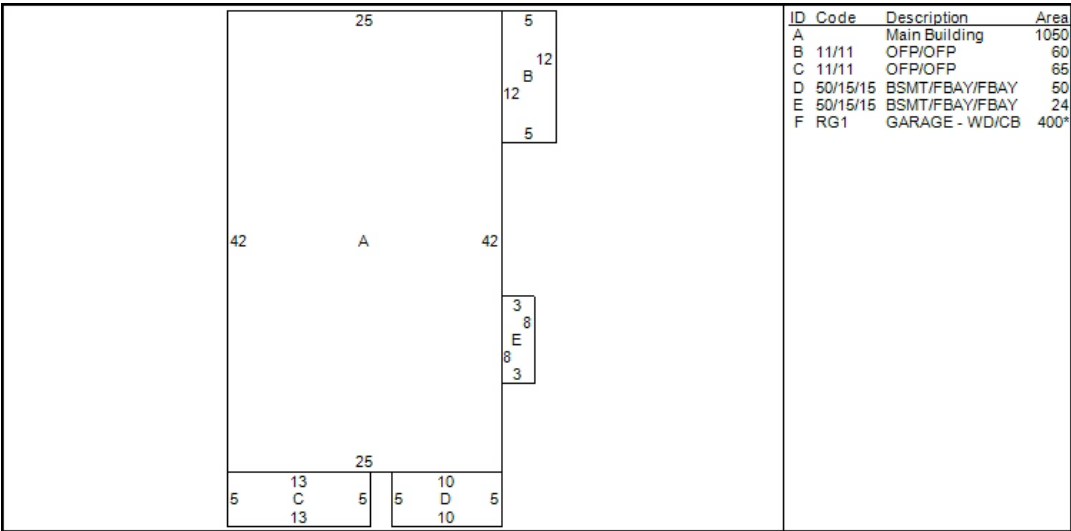
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	B-	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

Dwelling Computations			
<b>Base Price</b>	412,630	<b>% Good</b>	62
<b>Plumbing</b>	10,150	<b>% Good Override</b>	
<b>Basement</b>	23,467	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	25,262	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	471,510	<b>Additions</b>	44,390

<b>Ground Floor Area</b>	1,050		
<b>Total Living Area</b>	2,563	<b>Dwelling Value</b>	365,960

Building Notes	



ID	Code	Description	Area
A		Main Building	1050
B	11/11	OFF/OFP	60
C	11/11	OFF/OFP	65
D	50/15/15	BSMT/FBAY/FBAY	50
E	50/15/15	BSMT/FBAY/FBAY	24
F	RG1	GARAGE - WD/CB	400*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1925	C	G	7,930

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	C+
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11		4,030	
2		11	11		4,280	
3	50	15	15		21,700	
4	50	15	15		14,380	