

Situs : 177 W HARVARD ST

Parcel ID: 061-032

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

SNOW TIMOTHY F
441 PEARL ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 2
Neighborhood 120
Alternate ID 51 HRVD
Vol / Pg 27482/241
District
Zoning R1C
Class Residential

Property Notes



061-032 03/24/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	2,714		1,980

Total Acres: .223
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	80,400	80,400	0	74,900
Building	318,400	353,000	0	292,300
Total	398,800	433,400	0	367,200

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
04/13/16	CJP	Unimproved	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/05/02	37942	18,000	BLDG V Side, Winds,	100
08/06/02	37339	17,000	BLDG Kit Cabs, Bthrm	100

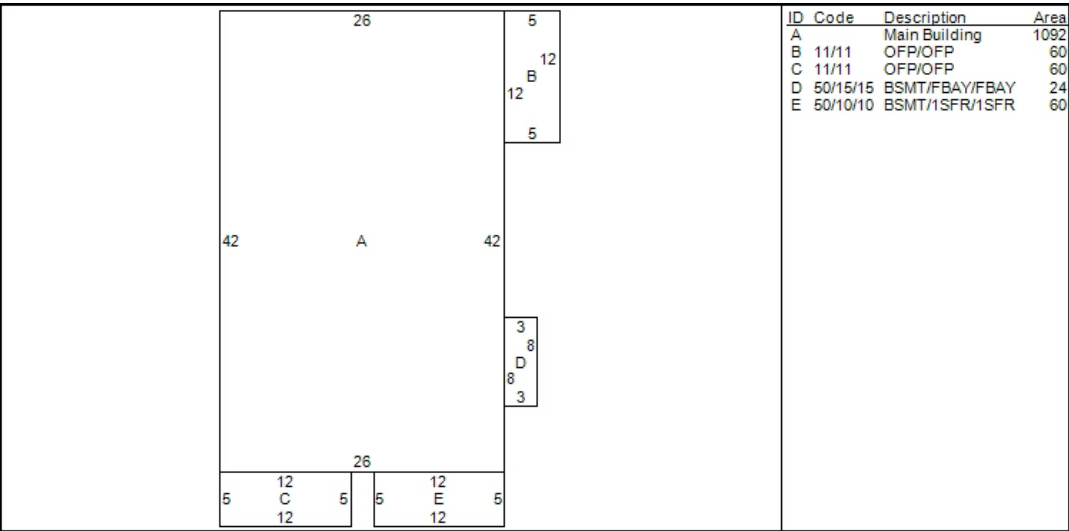
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/02/04	1	Land + Bldg	Family Sale	27482/241		
08/05/02	43,750	Land + Bldg	Undivided Interest	22570/204		
08/05/02	72,500	Land + Bldg	Undivided Interest	22570/203		

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Dwelling Information			
Style	Two Family	Year Built	1915
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Steam	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	408,610	% Good	62
Plumbing	9,787	% Good Override	
Basement	23,238	Functional	
Heating	0	Economic	
Attic	10,007	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	451,640	Additions	45,020
Ground Floor Area	1,092		
Total Living Area	2,352	Dwelling Value	353,040

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		11	11		3,910
2		11	11		3,910
3	50	15	15		13,890
4	50	10	10		23,310