

<b>Situs : 27 HOWARD SQ</b>	<b>Parcel ID: 062-039</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
MEJIA DENIN F ROMERO 27 HOWARD SQ BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 13 Vol / Pg 46094/182 District Zoning R3 Class Residential
Property Notes	



062-039 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,510		73,340
Total Acres: .0806 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,300	73,300	0	69,800
Building	323,800	359,800	0	314,900
Total	397,100	433,100	0	384,700
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
08/21/20	AW	Field Review	Other
05/25/18	CP	Field Review	Other
06/20/01	BM	Estimated For Misc Reason	Other

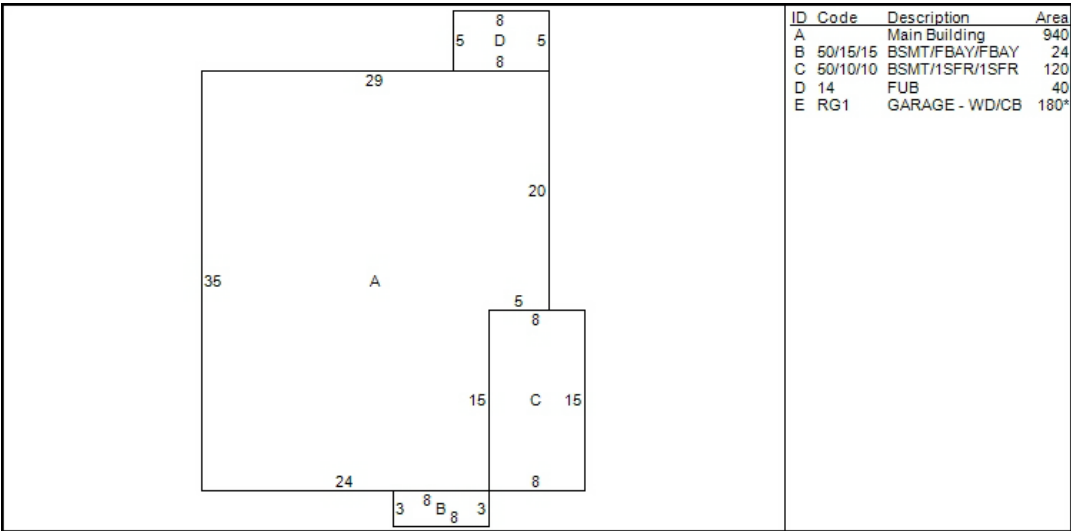
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/10/16	65850	15,000	SOLARPANLS	100
09/04/09	52117	3,000	BLDG Repair Roof	0
05/04/00	32641	5,000	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/29/15	308,500	Land + Bldg	Valid Sale	46094/182		MEJIA DENIN F ROMERO
10/24/08	248,000	Land + Bldg	Valid Sale	36475/310		
09/07/06		Land + Bldg	Transfer Of Convenience	33324/335		
06/01/05	395,000	Land + Bldg	Valid Sale	30631/19		

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	369,760	% Good	62
Plumbing	19,574	% Good Override	
Basement	21,029	Functional	
Heating	0	Economic	
Attic	36,220	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	446,580	Additions	50,530
Ground Floor Area	940		
Total Living Area	2,544	Dwelling Value	355,100

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 180		180	1	1925	C	A	4,660

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	50	15	15		13,890	
2	50	10	10		36,080	
3		14			560	