

Situs : 12 HOWARD SQ	Parcel ID: 062-042	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
EDWARDS CALMILLIUS 12 HOWARD SQ BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 1 Vol / Pg 43097/74 District Zoning R3 Class Residential

Property Notes



062-042 03/24/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 430			310
Total Acres: .1706				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	236,500	265,300	0	198,600
Total	315,200	344,000	0	272,300
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
08/14/20	CP	Field Review	Other

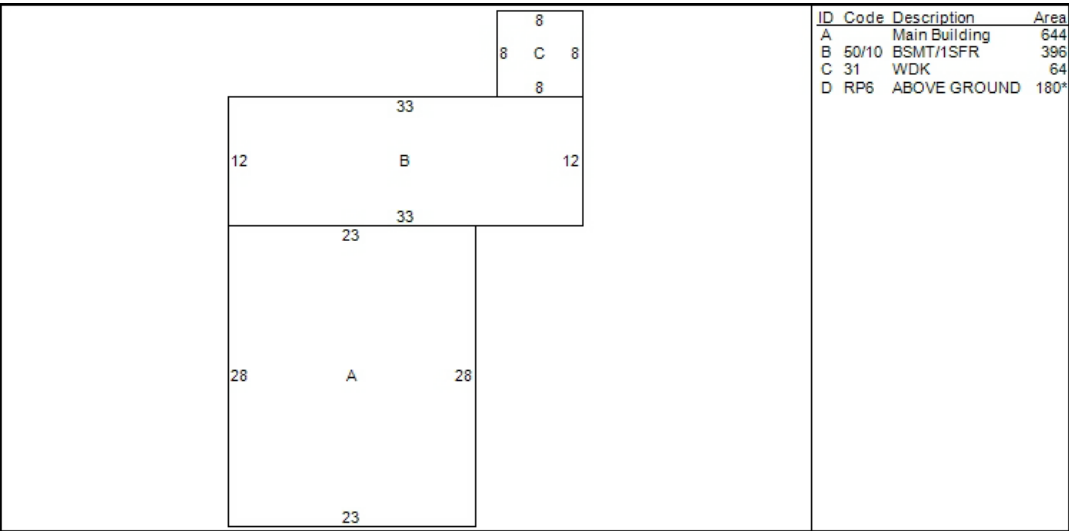
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/13/19	BP-19-366	8,300	EXTERIOR	100
08/05/09	52009	1,725	BLDG Roof/Chimney	0
02/15/07	48079	400	BLDG Walls/Ceiling L	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
05/22/13	172,000	Land + Bldg	Valid Sale	43097/74	
09/10/12	115,000	Land + Bldg	Sale After Foreclosure	41923/157	
06/21/12	165,000	Land + Bldg	Repossession	41541/201	
01/26/07	239,000	Land + Bldg	Valid Sale	34028/161	
01/11/06	225,000	Land + Bldg	Valid Sale	32056/224	
08/28/01	144,700	Land + Bldg	Valid Sale	20437/153	
					Grantee
					EDWARDS CALMILLIUS

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Dwelling Information			
Style	Colonial Ne	Year Built	1880
Story height	1.5	Eff Year Built	1970
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	325	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	267,130	% Good	76
Plumbing	6,525	% Good Override	
Basement	16,711	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	27,459	C&D Factor	
		Adj Factor	1
Subtotal	317,830	Additions	23,790
Ground Floor Area	644		
Total Living Area	1,687	Dwelling Value	265,340

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	1976	C	A	

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	10			22,950	
2		31			840	