

**Situs : 100 HARVARD ST**

**Parcel ID: 063-024**

**Class: Three-Family**

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**

JOIA MARIA J (LE)  
100 HARVARD ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	3
Neighborhood	120
Alternate ID	15
Vol / Pg	50510/311
District	
Zoning	R3
Class	Residential

## Property Notes



063-024 03/24/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,510			77,690

Total Acres: .1494  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	77,700	77,700	0	73,000
Building	431,100	500,300	0	350,300
Total	508,800	578,000	0	423,300

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Entrance Information

Date	ID	Entry Code	Source
08/21/20	AW	Field Review	Other

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/13/18	1	Land + Bldg	Transfer Of Convenience	50510/311 14699/157	Quit Claim	JOIA MARIA J (LE)

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### Dwelling Information

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1900
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<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>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

### Room Detail

<b>Bedrooms</b>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	15		
<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>	

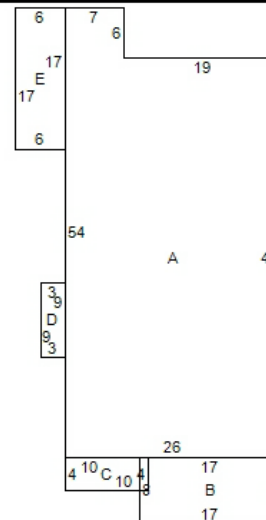
### Grade & Depreciation

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<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>	580,201	<b>% Good</b>	62
<b>Plumbing</b>	24,166	<b>% Good Override</b>	
<b>Basement</b>	24,197	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	628,560	<b>Additions</b>	61,260
<b>Ground Floor Area</b>	1,290		
<b>Total Living Area</b>	4,071	<b>Dwelling Value</b>	489,940

### Building Notes



ID	Code	Description	Area
A		Main Building	1290
B	11/11/11	OFF/OFP/OFP	136
C	50/15/15/15	BSMT/FBAY/FBAY/...	40
D	50/15/15/15	BSMT/FBAY/FBAY/...	27
E	11/11/11	OFF/OFP/OFP	102
F	RG1	GARAGE - WD/CB	600*

### Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	600	600	1	1925	C	G	10,370

### 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	11	9,420
2	50	15	15	15	24,490
3	50	15	15	15	19,720
4		11	11	11	7,630