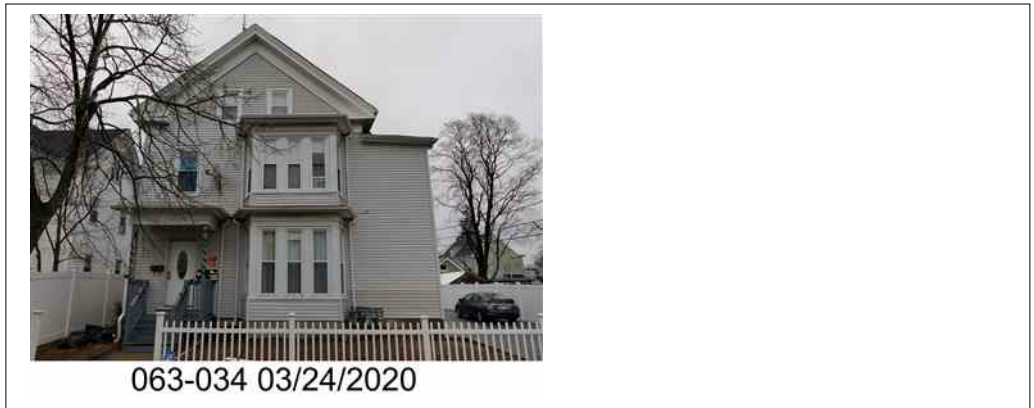


Situs : 77 HARVARD ST	Parcel ID: 063-034	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOSEPH NDRI LYDIA BOTEX JOSEPH 77 HARVARD ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 72 Vol / Pg 45494/38 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 200			150
Total Acres: .1653				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	524,100	651,000	0	486,500
Total	602,700	729,600	0	560,100
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
04/05/19	P&C	Field Review	Other
06/20/01	BM	Estimated For Misc Reason	Other

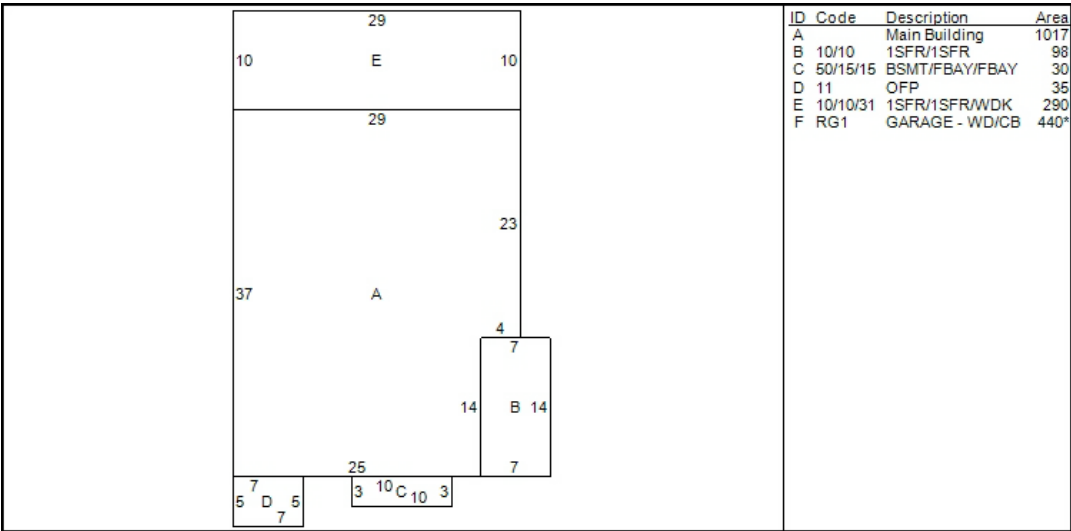
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/18/19	BP-19-1272	3,956	SOLARPANLS	100
01/21/09	51202	10,000	BLDG Roof & Siding	0
08/02/02	37318	4,000	BLDG Vinyl Siding	100
07/05/00	33037	2,000	BLDG 3 Winds, Shtrk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/28/18	609,000	Land + Bldg	Valid Sale	50682/107	Quit Claim	JOSEPH NDRI LYDIA
04/30/15	349,900	Land + Bldg	Valid Sale	45494/38		JOSEPH NDRI LYDIA
01/09/09	146,125	Land + Bldg	Sale After Foreclosure	36673/291		
10/08/08	232,900	Land + Bldg	Repossession	36431/126		
01/11/06		Land + Bldg	Transfer Of Convenience	32052/137		
06/25/02		Land + Bldg	Transfer Of Convenience	22317/113		
05/29/98	101,500	Land + Bldg	Valid Sale	16247/287		
03/31/98	85,000	Land + Bldg	Valid Sale	15066/162		
03/31/97	85,000	Land + Bldg		15066		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1880
Story height	2.5	Eff Year Built	1990
Attic	None	Year Remodeled	2000
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	11	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	17		
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	B-	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	501,729	% Good	82
Plumbing	20,299	% Good Override	
Basement	22,966	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	544,990	Additions	151,940
Ground Floor Area	1,017		
Total Living Area	3,379	Dwelling Value	643,520

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	C	A	7,480

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10	10		39,770	
2	50	15	15		21,480	
3		11			2,050	
4		10	10	31	88,640	