

**Situs : 107 LONGWOOD AV**

**Parcel ID: 072-069**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

HARROW ROBERT  
HELEN HARROW  
107 LONGWOOD AV  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 120  
Alternate ID 38  
Vol / Pg 35149/292  
District  
Zoning R1C  
Class Residential

**Property Notes**



072-069 03/24/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 114			80

Total Acres: .1633  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,600
Building	187,300	186,600	0	172,600
Total	265,800	265,100	0	246,200

**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
08/27/20	AW	Field Review	Other
07/02/19	CP	Field Review	Other
08/03/01	BM	Estimated For Misc Reason	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/18/18	69600	7,500	ROOF/NEW	100
02/22/07	48094	5,000	BLDG Remdl Kit/Bath	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/03/07	250,000	Land + Bldg	Valid Sale	35149/292		
02/20/07	205,000	Land + Bldg	Sale After Foreclosure	34135/75		
08/16/06	248,400	Land + Bldg	Repossession	33202/328		
04/01/04	250,000	Land + Bldg	Valid Sale	27863/67		
05/01/93	82,000	Land + Bldg	Valid Sale			
01/01/87	25,424	Land + Bldg	Family Sale			

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<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>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

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

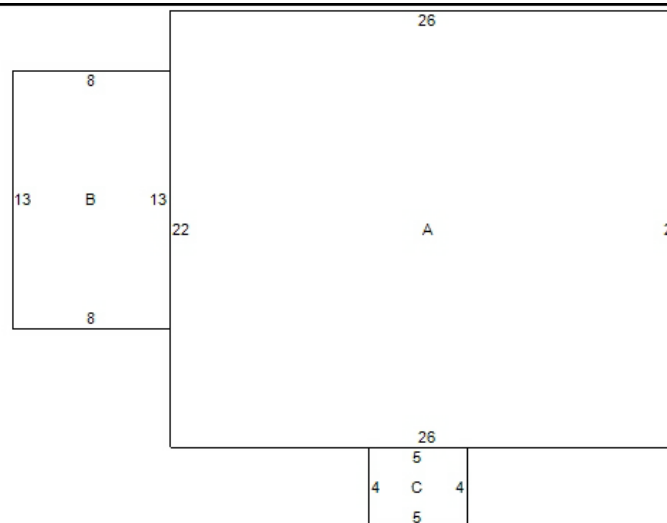
**Grade & Depreciation**

<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>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	254,711	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	14,486	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	6,238	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	284,820	<b>Additions</b>	5,330
<b>Ground Floor Area</b>	572		
<b>Total Living Area</b>	1,248	<b>Dwelling Value</b>	181,920

**Building Notes**



ID	Code	Description	Area
A		Main Building	572
B	50/10	BSMT/1SFR	104
C	12	EFP	20
D	RG1	GARAGE - WD/CB	180*

**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	10			4,960
2		12			370