

<b>Situs : 73 LONGWOOD AV</b>	<b>Parcel ID: 072-076</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 27, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
TABB WILLIAM E TABB KENNETH F 73 LONGWOOD AVE BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 45 Vol / Pg 50928/164 District Zoning R1C Class Residential

Property Notes



072-076 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	177,700	165,200	0	157,500
Total	256,200	243,700	0	231,100
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
08/27/20	AW	Field Review	Other
04/23/18	HP	Field Review	Other
09/10/01	BM	Estimated For Misc Reason	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/29/17	B67470	10,000	ROOF/NEW	Also: 14 Window s, Kitchen Cabs, 100
05/27/14	R60012	0	BLDG	Demo Garage 100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/22/19	270,000	Land + Bldg	Valid Sale	50928/164	Quit Claim	TABB WILLIAM E
08/04/17	107,000	Land + Bldg	Repossession	48759/180	Quit Claim	SHOVEL SHOP REALTY
11/04/03	215,000	Land + Bldg	Valid Sale	26963/168		
05/01/01	149,900	Land + Bldg	Valid Sale	19759/296		
09/23/97	86,000	Land + Bldg		15500		

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**Dwelling Information**

<b>Style</b>	Bungalow	<b>Year Built</b>	1925
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<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>	

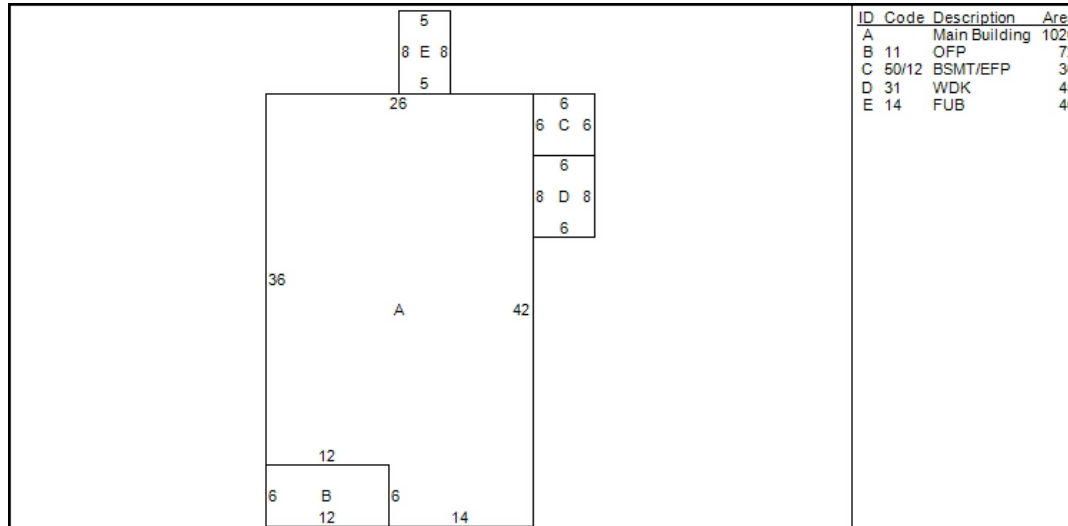
**Grade & Depreciation**

<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>	219,024	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	20,553	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	22,125	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	261,700	<b>Additions</b>	2,910
<b>Ground Floor Area</b>	1,020		
<b>Total Living Area</b>	1,326	<b>Dwelling Value</b>	165,160

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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			1,120
2	50	12			990
3		31			430
4		14			370