

|  |         |                    |  |                     |           |   |         |                           |         |                     |
|--|---------|--------------------|--|---------------------|-----------|---|---------|---------------------------|---------|---------------------|
| Situs : 8 HARVARD ST                               |         | Parcel ID: 088-061 |  | Class : Tw o-Family |           | Card: 1 of 1  |         | Printed: October 28, 2020 |         |                     |
| CURRENT OWNER                                      |         |                    | GENERAL INFORMATION  |                     |           |   |         |                           |         |                     |
| BORGES ZECA H<br>8 HARVARD ST<br>BROCKTON MA 02301 |         |                    | Living Units 2<br>Neighborhood 90<br>Alternate ID 1A<br>Vol / Pg 46210/269<br>District<br>Zoning R3<br>Class Residential |                     |           |   |         |                           |         |                     |
| Property Notes                                     |         |                    |  |                     |           |   |         |                           |         |                     |
| 09/2014 MLS SHORT<br>EXT APPEARS UPDATED           |         |                    |  |                     |           |   |         |                           |         |                     |
| Land Information                                   |         |                    |  |                     |           | Assessment Information  |         |                           |         |                     |
| Type   | Size    | Influence Factors  | Influence %  | Value               |           | Appraised   | Cost    | Income                    | Prior   |                     |
| SF   | 3,270   |                    |  | 72,990              |           | Land 73,000   | 73,000  | 0                         | 69,600  |                     |
|  |         |                    |  |                     |           | Building 328,200  | 345,100 | 0                         | 250,200 |                     |
|  |         |                    |  |                     |           | Total 401,200   | 418,100 | 0                         | 319,800 |                     |
| Total Acres: .0751<br>Spot:                        |         |                    |  |                     |           | Manual Override Reason<br>Base Date of Value 1/1/2020<br>Effective Date of Value 1/1/2020 |         |                           |         |                     |
| Entrance Information                               |         |                    |  |                     |           | Permit Information  |         |                           |         |                     |
| Date   | ID      | Entry Code         | Source   |                     |           | Date Issued   | Number  | Price                     | Purpose | % Complete          |
| 08/17/20   | GL      | Field Review       | Other  |                     |           | 09/24/20  | 1771    | 659                       | REMODEL |                     |
|  |         |                    |  |                     |           | 12/31/15  | 1       | 0                         | BLDG    | Mls Reno Kit& B 100 |
|  |         |                    |  |                     |           | 10/30/02  | 37885   | 10,500                    | BLDG    | Strip & Reroof 100  |
| Sales/Ownership History                            |         |                    |  |                     |           |   |         |                           |         |                     |
| Transfer Date                                      | Price   | Type               | Validity   | Deed Reference      | Deed Type | Grantee   |         |                           |         |                     |
| 10/29/15   | 275,000 | Land + Bldg        | Valid Sale   | 46210/269           |           | BORGES ZECA H   |         |                           |         |                     |
| 09/11/14   | 160,000 | Land + Bldg        | Outlier-Written Desc Needed  | 44729/34            |           |   |         |                           |         |                     |
| 07/23/01   | 98,000  | Land + Bldg        | Outlier-Written Desc Needed  | 20221/109           |           |   |         |                           |         |                     |

**Situs : 8 HARVARD ST**

**Parcel Id: 088-061**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

### Dwelling Information

|                       |            |                       |      |
|-----------------------|------------|-----------------------|------|
| <b>Style</b>          | Two Family | <b>Year Built</b>     | 1900 |
| <b>Story height</b>   | 2          | <b>Eff Year Built</b> | 1970 |
| <b>Attic</b>          | None       | <b>Year Remodeled</b> | 2015 |
| <b>Exterior Walls</b> | Al/Vinyl   | <b>Amenities</b>      |      |
| <b>Masonry Trim</b>   | x          |                       |      |
| <b>Color</b>          | Yellow     | <b>In-law Apt</b>     | No   |

## Basement

|             |      |       |             |
|-------------|------|-------|-------------|
| Basement    | Full | # Car | Bsmt Gar    |
| FBLA Size   | x    |       | FBLA Type   |
| Rec Rm Size | x    |       | Rec Rm Type |

## Heating & Cooling

## Fireplaces

|             |       |
|-------------|-------|
| Heat Type   | Basic |
| Fuel Type   | Oil   |
| System Type | Steam |

**Stacks**  
**Openings**  
**Pre-Fab**

### Room Detail

|               |     |                |     |
|---------------|-----|----------------|-----|
| Bedrooms      | 4   | Full Baths     | 2   |
| Family Rooms  |     | Half Baths     |     |
| Kitchens      |     | Extra Fixtures |     |
| Total Rooms   | 8   |                |     |
| Kitchen Type  |     | Bath Type      |     |
| Kitchen Remod | Yes | Bath Remod     | Yes |

## Adjustments

|                   |      |                 |
|-------------------|------|-----------------|
| Int vs Ext        | Same | Unfinished Area |
| Cathedral Ceiling | x    | Unheated Area   |

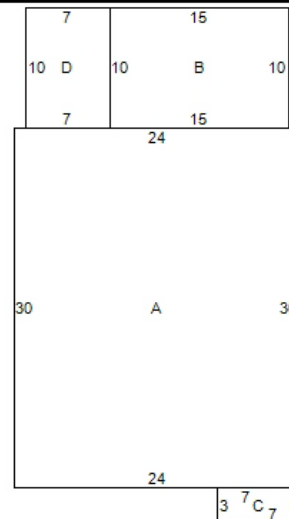
## Grade & Depreciation

|               |         |            |
|---------------|---------|------------|
| Grade         | C+      | Market Adj |
| Condition     | Good    | Functional |
| CDU           | AVERAGE | Economic   |
| Cost & Design | 10      | % Good Ovr |
| % Complete    |         |            |

## Dwelling Computations

|                   |         |                 |         |
|-------------------|---------|-----------------|---------|
| Base Price        | 313,492 | % Good          | 76      |
| Plumbing          | 9,787   | % Good Override |         |
| Basement          | 17,829  | Functional      |         |
| Heating           | 0       | Economic        |         |
| Attic             | 0       | % Complete      |         |
| Other Features    | 0       | C&D Factor      | 10      |
|                   |         | Adj Factor      | 1       |
| Subtotal          | 341,110 | Additions       | 59,970  |
| Ground Floor Area | 720     |                 |         |
| Total Living Area | 1,702   | Dwelling Value  | 345,140 |

## Building Notes



| ID | Code     | Description    | Area |
|----|----------|----------------|------|
| A  |          | Main Building  | 720  |
| B  | 10/31    | 1SFR/WDK       | 150  |
| C  | 50/15/15 | BSMT/FBAY/FBAY | 21   |
| D  | 10/31    | 1SFR/WDK       | 70   |

## Outbuilding Data

| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|------|--------|--------|------|-----|--------|-------|-----------|-------|
|------|--------|--------|------|-----|--------|-------|-----------|-------|

## 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      |     | 10  | 31  |     | 27,440 |
| 2      | 50  | 15  | 15  |     | 15,810 |
| 3      |     | 10  | 31  |     | 16,720 |