

### 2021 RESIDENTIAL PROPERTY RECORD CARD

# **BROCKTON**

Situs: 38 HARV ARD ST Parcel ID: 088-067 **CURRENT OWNER GENERAL INFORMATION** 

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

EVORA OTANIELA P 38 HARVARD ST **BROCKTON MA 02301**  Living Units 3 Neighborhood 90 Alternate ID 6 Vol / Pg 46018/81

District Zoning Class

Residential

**Property Notes** 



088-067 03/24/2020

Land Information Type Size Influence Factors Influence % Value SF 7,000 78,400 SF 259 190

Total Acres: .1666

Spot: Location:

Assessment Information								
	Appraised	Cost	Income	Prior				
Land	78,600	78,600	0	73,600				
Building	379,400	393,800	0	307,800				
Total	458,000	472,400	0	381,400				

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

**Entrance Information** Date ID **Entry Code** Source 08/17/20 GL Field Review Other DR 09/05/14 Unoccupied Tenant

	Permit Information	
Date Issued Number	Price Purpose	% Complete

## Sales/Ownership History

Price Type Transfer Date 360,000 Land + Bldg 09/08/15 62,500 Land + Bldg 01/31/97

Validity Valid Sale Sale After Foreclosure Deed Reference Deed Type 46018/81 14944/151

Grantee EVORA OTANIELA P 2021

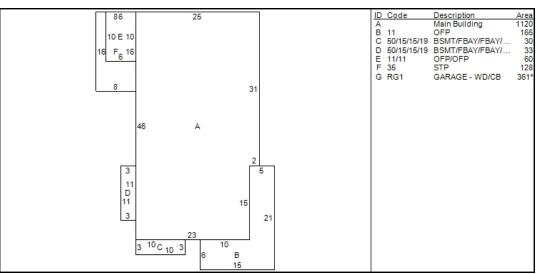
### BROCKTON

Situs: 38 HARV ARD ST Parcel Id: 088-067 **Dwelling Information** Style 3 Fam Slope Year Built 1925 Story height 2 Eff Year Built Attic Full-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Gray In-law Apt 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 Stacks Fuel Type Gas Openings System Type Hot Water Pre-Fab **Room Detail** Bedrooms 6 Full Baths 3 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 14 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No Adjustments Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C+ Market Adj Condition Average **Functional** CDU AVERAGE **Economic** Cost & Design 10 % Good Ovr % Complete **Dwelling Computations** 416,202 Base Price % Good 62 19,574 **Plumbing** % Good Override 23,670 Basement **Functional** 0 Heating Economic 40,770 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 500.220 Additions 46,010 Subtotal 1.120 **Ground Floor Area** 2,846 Dwelling Value 387,160 **Total Living Area Building Notes** 

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		(	Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	361	361	1	1925	С	Α	6,630

# Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level Unit Level Unit Parking Model (MH) Model Make (MH)

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		11			4,400	5		35			990
2	50	15	15	19	17,860						
3	50	15	15	19	18,850						
4		11	11		3,910						