

Situs : 38 HARVARD ST	Parcel ID: 088-067	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
EVORA OTANIELA P 38 HARVARD ST BROCKTON MA 02301	Living Units 3 Neighborhood 90 Alternate ID 6 Vol / Pg 46018/81 District Zoning R3 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
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
08/17/20	GL	Field Review	Other
09/05/14	DR	Unoccupied	Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/08/15	360,000	Land + Bldg	Valid Sale	46018/81		EVORA OTANIELA P
01/31/97	62,500	Land + Bldg	Sale After Foreclosure	14944/151		
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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	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	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			
Base Price	416,202	% Good	62
Plumbing	19,574	% Good Override	
Basement	23,670	Functional	
Heating	0	Economic	
Attic	40,770	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	500,220	Additions	46,010
Ground Floor Area	1,120		
Total Living Area	2,846	Dwelling Value	387,160
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Det Garage	1 x	361	361	1	1925	C	A	6,630			
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	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						