

<b>Situs : 65 HOWARD ST</b>	<b>Parcel ID: 102-059</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DEBARROS WARD MARIA D 65 HOWARD ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 62 Vol / Pg 44988/228 District Zoning R2 Class Residential

Property Notes
2015 NEW GROW



102-059 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 297			220
Total Acres: .1675				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,700
Building	513,800	601,700	0	382,800
Total	592,400	680,300	0	456,500
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
08/24/20	GL	Field Review	Other

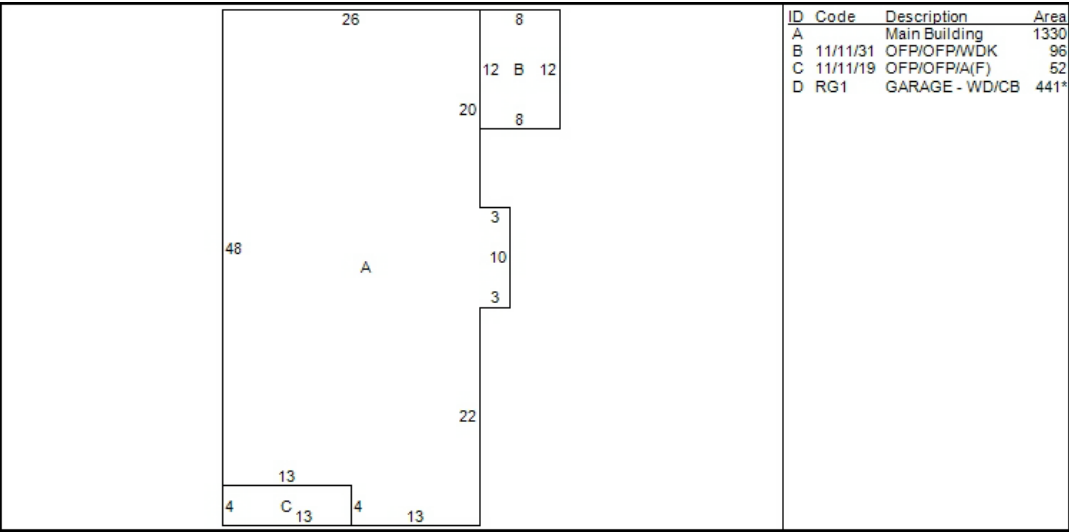
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/31/09	52095	10,000	BLDG Siding	0
08/03/09	52002	5,000	BLDG Ext Repair Porc	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/26/14	370,000	Land + Bldg	Valid Sale	44988/228		
07/14/08	215,000	Land + Bldg	Valid Sale	36176/018		
07/14/08	1	Land + Bldg	Transfer Of Convenience	36176/013		
04/23/08	358,200	Land + Bldg	Repossession	35880/228		
05/05/05	415,000	Land + Bldg	Valid Sale	30476/90		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	B-	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	605,297	% Good	80
Plumbing	20,299	% Good Override	
Basement	27,707	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	18,400
Subtotal	653,300		
Ground Floor Area	1,330		
Total Living Area	3,351	Dwelling Value	593,300

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	441	441	1	1925	C	G	8,430

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	11	31	9,600	
2		11	11	19	8,800	