

Situs : 59 HOWARD ST		Parcel ID: 102-060		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020		
CURRENT OWNER			GENERAL INFORMATION							
GREEN PATRICIA MILTON GREEN P O BOX 97 RANDOLPH MA 02368			Living Units 3 Neighborhood 210 Alternate ID 63 Vol / Pg 18794/85 District Zoning R2 Class Residential							
Property Notes										
Land Information						Assessment Information				
Type		Size	Influence Factors	Influence %	Value	Appraised		Cost	Income	Prior
Primary		SF 7,000			78,400	Land 78,400		78,400	0	73,500
Residual		SF 39			30	Building 417,900		433,400	0	338,400
						Total 496,300		511,800	0	411,900
Total Acres: .1616 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
08/24/20	GL	Field Review	Other			05/16/18	68907	15,000	SIDING	100
10/03/14	DR	Not At Home	Other			05/10/99	30663	2,000	BLDG Strip Roof & Re	100
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
08/16/00	154,000	Land + Bldg	Valid Sale	18794/85						
06/01/90	225,000	Land + Bldg	Valid Sale							
05/01/89		Land + Bldg	Valid Sale							

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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	Frame	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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	13	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

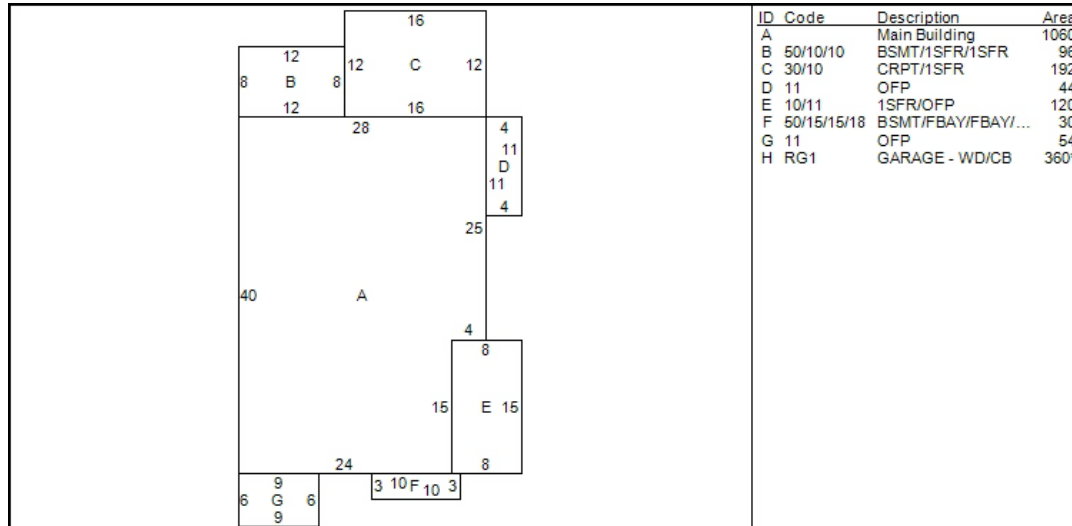
Grade & Depreciation

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

Dwelling Computations

Base Price	400,572	% Good	62
Plumbing	19,574	% Good Override	
Basement	22,781	Functional	
Heating	0	Economic	
Attic	39,239	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	482,170	Additions	97,960
Ground Floor Area	1,060		
Total Living Area	3,108	Dwelling Value	426,800

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	18 x 20		360	1	1925	C	A	6,620

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	50	10	10		31,250	5	50	15	15	18	16,740
2		30	10		26,160	6		11			1,980
3		11			1,740						
4		10	11		20,090						