


Situs : 53 HOWARD ST		Parcel ID: 102-061	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER BRUTUS JAMES ORDALIE BRUTUS 53 HOWARD ST BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 210 Alternate ID 64 Vol / Pg 48179/328 District Zoning R2 Class Residential		 <p>102-061 03/16/2020</p>	
Property Notes 					

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	4,178			3,050
Total Acres: .2566 Spot:					
Location:					

Entrance Information				
Date	ID	Entry Code	Source	
08/24/20	GL	Field Review	Other	
05/01/18	CP	Field Review	Other	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,500	81,500	0	75,700
Building	303,700	365,100	0	269,800
Total	385,200	446,600	0	345,500
Manual Override Reason				
Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	

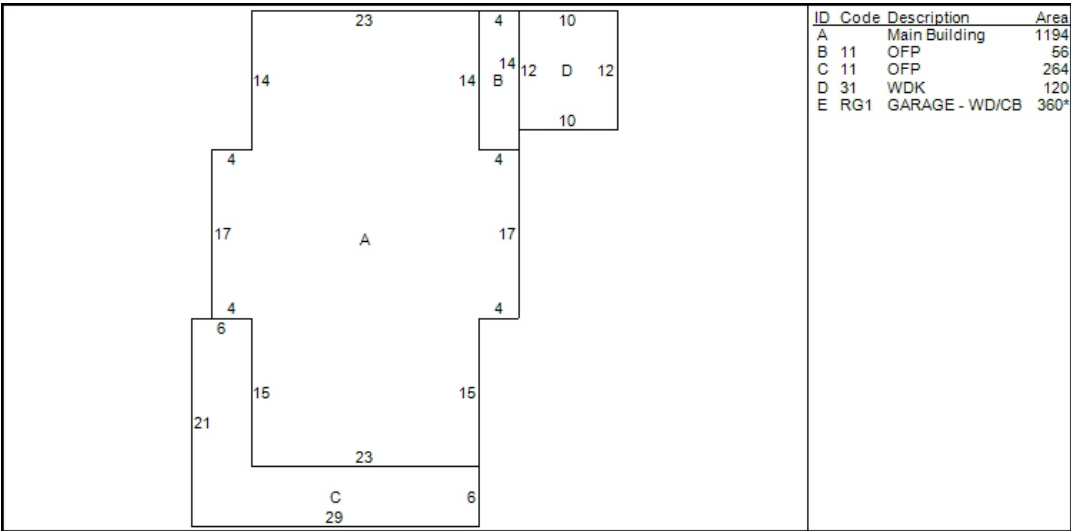
Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
05/16/17	66755	55,000	INT IMPR	100	
03/28/17	66474	51,000	PORCH OFP	100	
12/05/12	B57563	5,000	BLDG Insulation	0	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/17	199,900	Land + Bldg	Change After Sale (Physical)	48179/328 9516/135	Quit Claim	BRUTUS JAMES

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Dwelling Information			
Style	Colonial Ne	Year Built	1900
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	2017
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
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	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	395,416	% Good	82
Plumbing	6,525	% Good Override	
Basement	24,736	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	426,680	Additions	8,610
Ground Floor Area	1,194		
Total Living Area	2,090	Dwelling Value	358,490

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	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	
1		11			1,230	
2		11			5,740	
3		31			1,640	