

Situs : 45 HOWARD ST

Parcel ID: 102-062

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

45 HOWARD LLC
PO BOX 3
BROCKTON MA 02303-0003

GENERAL INFORMATION

Living Units 3
Neighborhood 210
Alternate ID 65
Vol / Pg 48493/154
District
Zoning R2
Class Residential

Property Notes



102-062 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 1,868			1,360

Total Acres: .2036
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,800	79,800	0	74,500
Building	484,000	541,500	0	346,900
Total	563,800	621,300	0	421,400

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
08/24/20	GL	Field Review	Other
05/01/18	CP	Field Review	Other
05/04/17	CJP	Field Review	Other
10/03/14	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/16/17	66435	10,000	DOORS	100
03/16/17	66448	13,500	SIDING	100
12/05/16	65990	25,000	ROOF/NEW Remove Side Porches And Constr	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/01/17	100	Land + Bldg	Transfer Of Convenience	48493/154	Quit Claim	45 HOWARD LLC
03/02/17	118,000	Land + Bldg	To/From Government	48165/195	Quit Claim	TEIXEIRA DAVID
				11579/226		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	1980
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	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	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes

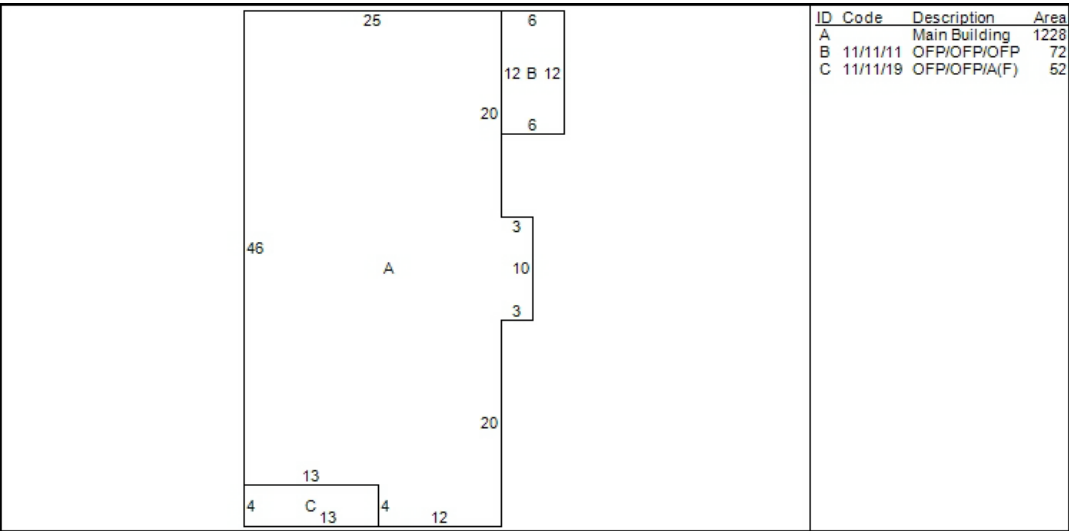
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	551,499	% Good	80
Plumbing	19,574	% Good Override	
Basement	25,244	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	596,320	Additions	16,720

Ground Floor Area	1,228		
Total Living Area	3,096	Dwelling Value	541,480

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	11	8,240	
2		11	11	19	8,480	