

Situs : 56 HOWARD ST

Parcel ID: 102-063

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

VARELA MARIO
MARIA VARELA
56 HOWARD ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 210
Alternate ID 1
Vol / Pg 47261/253
District
Zoning R2
Class Residential

Property Notes



102-063 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,355		77,460

Total Acres: .1459
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,500	77,500	0	72,800
Building	405,700	453,900	0	371,400
Total	483,200	531,400	0	444,200

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
02/21/05	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/20/04	41271	11,950	BLDG Vinyl Siding	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/16	377,000	Land + Bldg	Valid Sale	47261/253	Quit Claim	VARELA MARIO
12/22/15	317,000	Land + Bldg	Valid Sale	46416/303		NGUYEN HONGHOA
03/15/13		Land + Bldg	Transfer Of Convenience	42797/333		
07/20/11	1	Land + Bldg	Transfer Of Convenience	40137/318		
12/09/10	1	Land + Bldg	Family Sale	39378/314		
03/20/08	241,000	Land + Bldg	Valid Sale	35747/239		
01/24/08	326,000	Land + Bldg	Repossession	35530/098		
01/14/05	470,000	Land + Bldg	Valid Sale	29843/31		
10/13/04		Land + Bldg	Transfer Of Convenience	29247/347		
08/11/04	425,000	Land + Bldg	Valid Sale	28849/124		

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Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

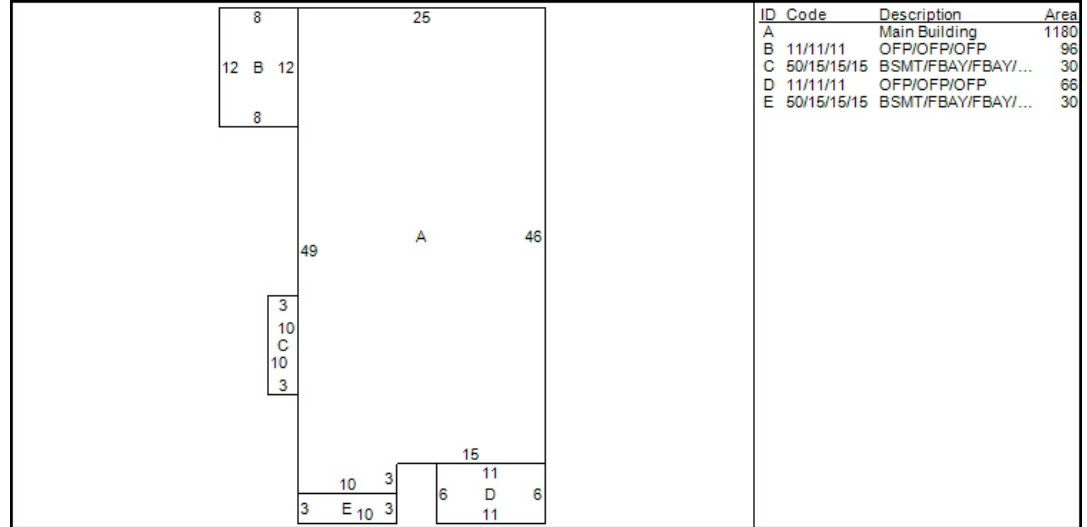
Grade & Depreciation

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

Dwelling Computations

Base Price	544,680	% Good	62
Plumbing	18,124	% Good Override	
Basement	22,716	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	585,520	Additions	54,610
Ground Floor Area	1,180		
Total Living Area	3,720	Dwelling Value	453,930

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	7,250
2	50	15	15	15	20,890
3		11	11	11	5,580
4	50	15	15	15	20,890