


Situs : 66 HOWARD ST	Parcel ID: 102-064	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
AFONSO ROGERIO S & MARIA L SANTOS 66 HOWARD ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 2 Vol / Pg 18912/120 District Zoning R2 Class Residential
Property Notes	



102-064 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,530		76,270
<div> <div>Total Acres: .127</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,300	76,300	0	72,000
Building	458,300	540,500	0	425,700
Total	534,600	616,800	0	497,700
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
05/13/08	50143	15,300	BLDG Vinyl Siding	0
08/21/03	40252	12,000	BLDG R & R Porches	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/00	190,000	Land + Bldg	Valid Sale	18912/120		
04/14/98	117,000	Land + Bldg	Valid Sale	16090/329		
06/01/91	115,000	Land + Bldg	Repossession			
06/01/91	229,000	Land + Bldg	Transfer Of Convenience			

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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	Tan	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	Steam	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

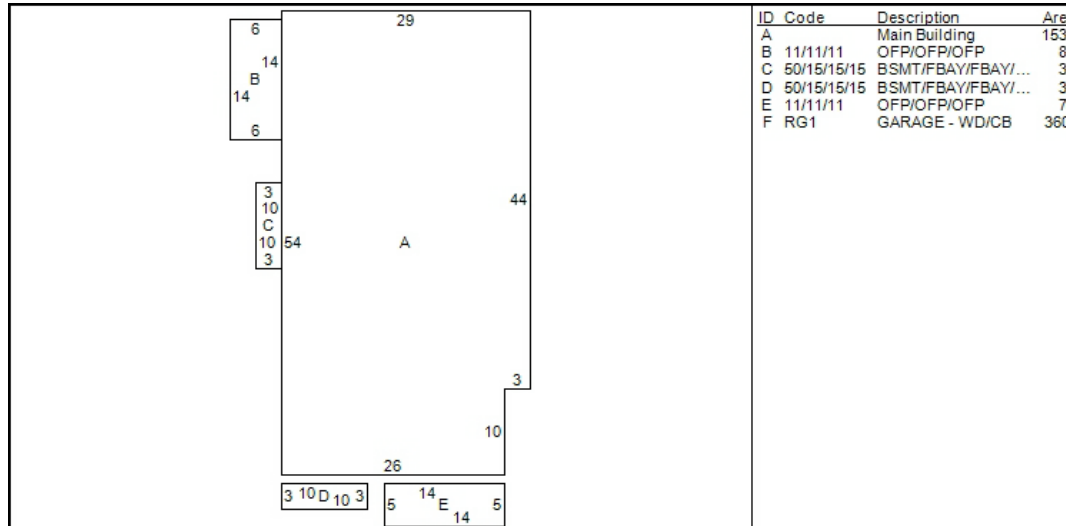
Grade & Depreciation

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

Dwelling Computations

Base Price	660,269	% Good	62
Plumbing	18,124	% Good Override	
Basement	27,537	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	54,120
Subtotal	705,930		
Ground Floor Area	1,536		
Total Living Area	4,788	Dwelling Value	535,560

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	F	4,960

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	6,570
2	50	15	15	15	20,890
3	50	15	15	15	20,890
4		11	11	11	5,770