

Situs : 41 HOWARD ST	Parcel ID: 103-064	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GODINHO JOAN DOROTHY GODINHO ETAL 22 PLEASANTVIEW AVE BROCKTON MA 02301	Living Units 2 Neighborhood 210 Alternate ID 66 Vol / Pg 47269/218 District Zoning R2 Class Residential

Property Notes



103-064 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,704		75,070
Total Acres: .108 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,100	75,100	0	71,100
Building	243,600	204,600	0	190,200
Total	318,700	279,700	0	261,300
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/25/17	B67456	4,800	ROOF/NEW Also: Interior Repairs	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/02/16	1	Land + Bldg	Transfer Of Convenience	47269/218	Quit Claim	GODINHO JOAN
12/01/08	1	Land + Bldg	Family Sale	36571/335		
06/01/88	38,000	Land + Bldg	Sale Of Portion/Other Comm			
10/01/87	120,000	Land + Bldg	Sale Of Portion/Other Comm			

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
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	Oil	Openings
System Type	Hot Water	Pre-Fab

Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

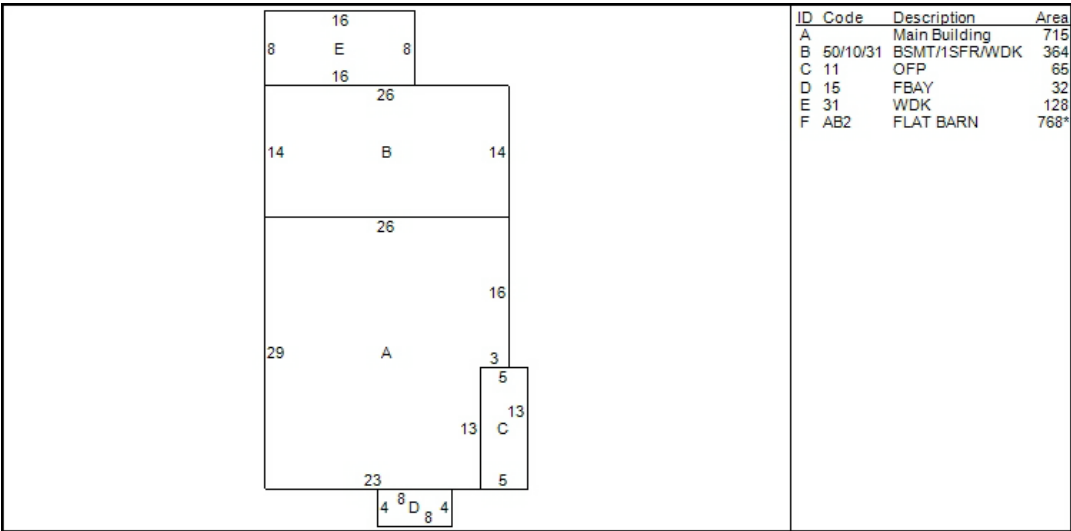
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	283,774	% Good	45
Plumbing	9,787	% Good Override	
Basement	17,752	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	311,310	Additions	44,740

Ground Floor Area	715	Dwelling Value	198,840
Total Living Area	1,647		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Flat Barn	1 x	768	768	1	1925	C	F	5,750

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	50	10	31		35,820	
2		11			1,670	
3		15			5,670	
4		31			1,580	