

**Situs : HOWARD ST**

**Parcel ID: 103-065**

**Class: Residential Land With Accessory**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

MENDES ESTEFANIA  
 FAURIZANIA MENDES  
 33 HOWARD ST  
 BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	
Neighborhood	210
Alternate ID	67
Vol / Pg	47793/121
District	
Zoning	C2
Class	Residential

## Property Notes

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	5,543			76,290

Total Acres: .1272  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	76,300	76,300	0	72,000
Building	6,200	6,200	0	5,000
Total	82,500	82,500	0	77,000

## Manual Override Reason

<b>Value Flag</b>	COST APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/28/16	430,000	Land Only	Sale Of Multiple Parcels	47793/121 37376/54	Quit Claim	MENDES ESTEFANIA

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Dwelling Information	
Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	
Basement	
Basement	# Car Bsm't Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type
Heating & Cooling	
Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab
Room Detail	
Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod
Adjustments	
Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area
Grade & Depreciation	
Grade C	Market Adj
Condition	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete	
Dwelling Computations	
Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	506	506	1	1925	C	F	6,150

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details						
Line #	Low	1st	2nd	3rd	Value	