

**Situs : 33 HOWARD ST**

**Parcel ID: 103-066**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

MENDES ESTEFANIA  
 FAURIZANIA MENDES  
 33 HOWARD ST  
 BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	3
Neighborhood	210
Alternate ID	68
Vol / Pg	47793/121
District	
Zoning	C2
Class	Residential

## Property Notes



103-066 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,995		76.940

Total Acres: .1376  
Spot:

Location:

### Assessment Information

	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	344,500	362,300	0	311,600
Total	421,400	439,200	0	384,000

## 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
10/06/14	DR	Not At Home	Other

### Permit Information

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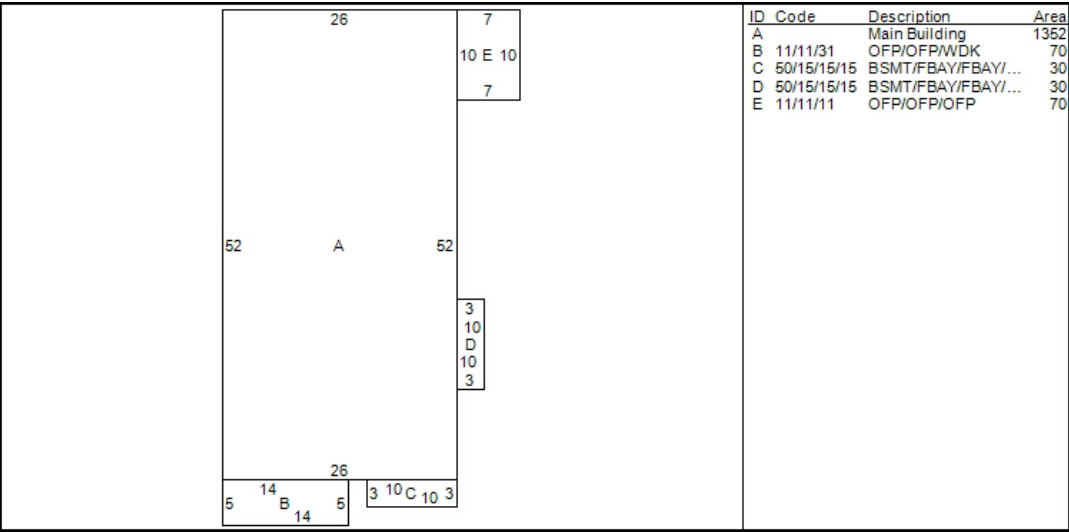
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/28/16	430,000	Land + Bldg	Sale Of Multiple Parcels	47793/121	Quit Claim	MENDES ESTEFANIA
12/01/85	113,000	Land + Bldg	Sale Of Portion/Other Comm	37376/54		

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Dwelling Information			
<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1900
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	Unfin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Asbestos	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Yellow		
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	9	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	18	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	600,500	<b>% Good</b>	45
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	25,044	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	10,784	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	654,450	<b>Additions</b>	38,360
<b>Ground Floor Area</b>	1,352		
<b>Total Living Area</b>	4,236	<b>Dwelling Value</b>	362,320

Building Notes	



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

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11	11	31	3,830	
2	50	15	15	15	15,170	
3	50	15	15	15	15,170	
4		11	11	11	4,190	