

Situs : 19 HOWARD ST	Parcel ID: 103-069	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DEPINA TOMAS G 19 HOWARD ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 71 Vol / Pg 18854/250 District Zoning C2 Class Residential
Property Notes	



103-069 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	3,920		73,930
Total Acres: .09 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	73,900	73,900	0	70,300
Building	338,600	350,800	0	308,400
Total	412,500	424,700	0	378,700
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
10/06/14	DR	Not At Home	Other

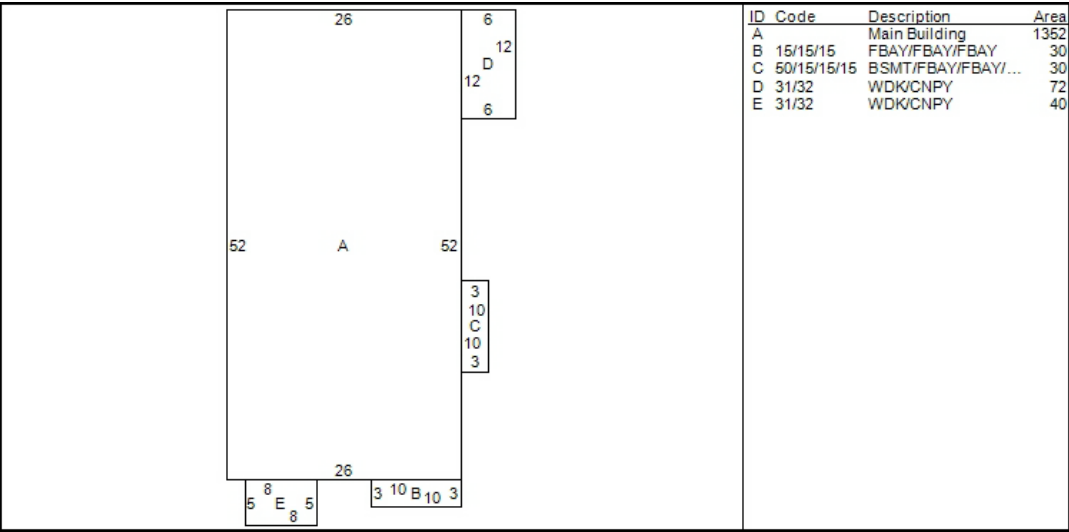
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/31/00	33752	16,000	BLDG Vinyl Side, Tri	100
09/27/00	33553	16,000	BLDG Vinyl Side, Tri	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/05/00		Land + Bldg	Transfer Of Convenience	18854/250		
04/01/87	150,000	Land + Bldg	Valid Sale			
03/01/82	18,000	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	In-law Apt	No
Color	Natural		
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	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18	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	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	600,500	% Good	45
Plumbing	18,124	% Good Override	
Basement	25,044	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	643,670	Additions	32,140
Ground Floor Area	1,352		
Total Living Area	4,236	Dwelling Value	350,760

Building Notes	



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

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		15	15	15	14,360
2	50	15	15	15	15,170
3		31		32	1,620
4		31		32	990