


Situs : 247 HOWARD ST	Parcel ID: 181-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
TORRES JOSE G ANGEL C DELGADO 247 HOWARD ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 43-2 Vol / Pg 44312/299 District Zoning R1C Class Residential
Property Notes	
10/2/13 RUN COMPS	



181-024 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,438		85,060
<div> <div>Total Acres: .1019</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,100	85,100	0	75,500
Building	199,300	194,500	0	192,400
Total	284,400	279,600	0	267,900
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	JR	Field Review	Other
02/28/20	JC	Field Review	Other
05/21/98	FB	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/13/19	BP-19-745	5,139	EXTERIOR R/W/S	
12/11/15	B63738	4,000	BLDG Insulation	0
02/12/09	51243	3,300	BLDG Replace Carport	0
11/25/97	28329	5,000	BLDG Frmr Porch	100
08/22/97	27915	1,540	BLDG Reshingle	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/13/14	215,000	Land + Bldg	Valid Sale	44312/299		TORRES JOSE G
10/02/13	130,000	Land + Bldg	Outlier-Written Desc Needed	43673/226		
10/02/13	100	Land + Bldg	Transfer Of Convenience	43673/224		
03/02/00		Land + Bldg	Transfer Of Convenience	18323/49		

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Dwelling Information			
Style	F To B Splt	Year Built	1967
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		

Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	300	FBLA Type	
Rec Rm Size	300	Rec Rm Type	

Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

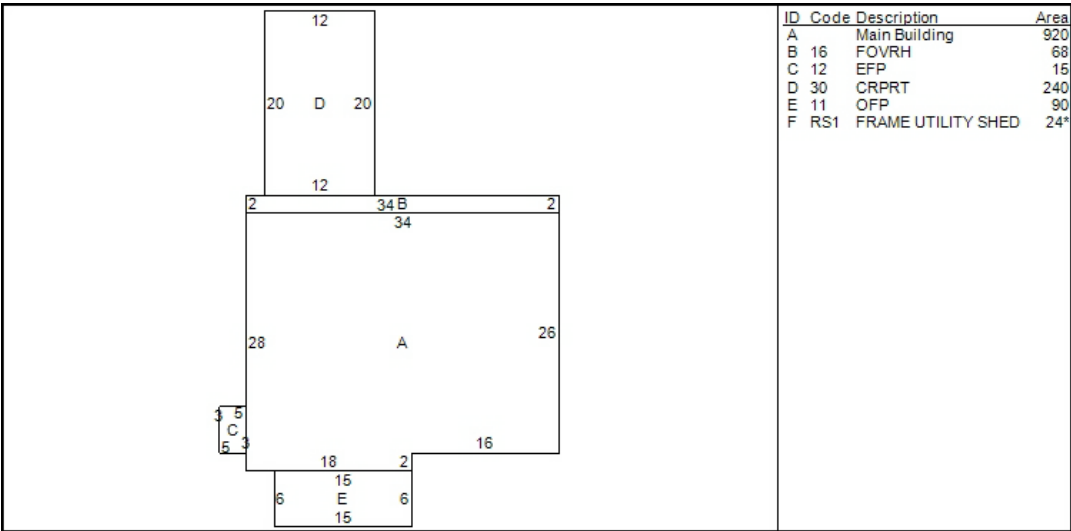
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	204,740	% Good	76
Plumbing		% Good Override	
Basement	9,607	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	31,594	C&D Factor	
		Adj Factor	1
Subtotal	245,940	Additions	7,520

Ground Floor Area	920		
Total Living Area	1,288	Dwelling Value	194,430

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 24		24	1	1980	C	A	90

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,570	
2		12			380	
3		30			1,900	
4		11			1,670	