

Situs : 447 HOWARD ST

Parcel ID: 182-018

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

GERMAIN REDGY SAINT
MAPHARA THEVENIN
447 HOWARD ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	34-2
Vol / Pg	48546/301
District	
Zoning	R1C
Class	Residential

Property Notes

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	11,568			94,470

Total Acres: .2656
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/25/20	JR	Field Review	Other
05/18/18	CP	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	94,500	94,500	0	82,800
Building	150,400	138,600	0	139,400
Total	244,900	233,100	0	222,200

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/01/17	66878	5,000	SIDING	100
08/06/07	49003	4,000	BLDG R & R Shingles	100

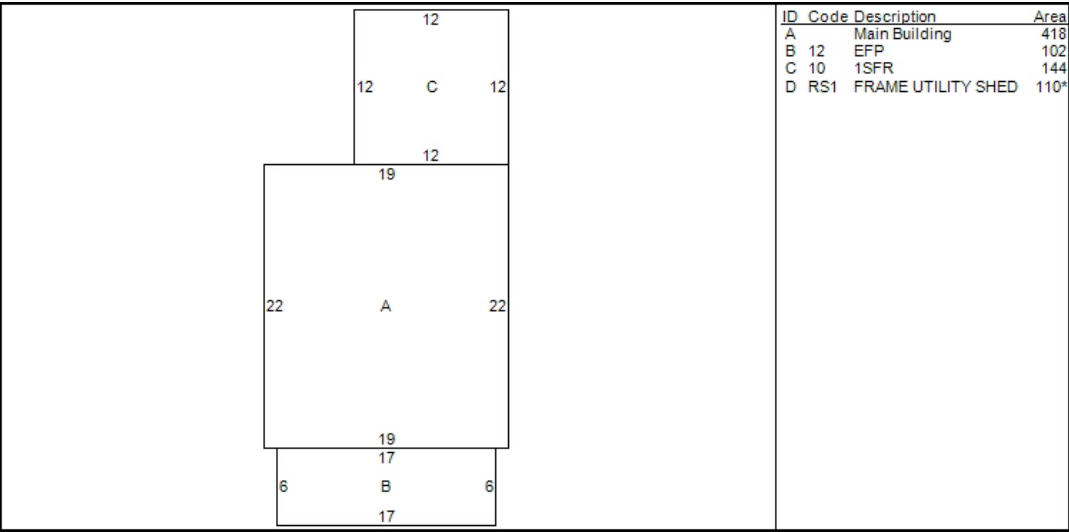
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/15/17	185,000	Land + Bldg	Private Sale No Put On Market	48546/301	Quit Claim	GERMAIN REDGY SAINT
09/28/15		Land + Bldg	Transfer Of Convenience	46091/192		PALAZA JEFFREY P TRUSTEE
09/28/15		Land + Bldg	Transfer Of Convenience	46091/189		PALAZA JEFFREY P
09/28/15		Land + Bldg	Transfer Of Convenience	46091/187		PALAZA PETER R
01/12/15		Land + Bldg	Transfer Of Convenience	45133/222		
06/30/06		Land + Bldg	Transfer Of Convenience	32953/296		
10/28/03		Land + Bldg	Transfer Of Convenience	26893/250		
05/15/97	50,000	Land + Bldg		15238/332		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	198,476	% Good	62
Plumbing		% Good Override	
Basement	12,416	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	210,890	Additions	7,620
Ground Floor Area	418		
Total Living Area	876	Dwelling Value	138,370

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	110	110	1	1925	D	F	230

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		12			1,920	
2		10			5,700	