

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 407 HOWARD ST Parcel ID: 182-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER LOESCH REALTY TRUST

103 SCHOOL ST

AVON MA 02322

GENERAL INFORMATION

Living Units 1 Neighborhood 185 Alternate ID 38 Vol / Pg 30370/61

District

Zoning Class R1C Residential

Property Notes



182-024 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	15,000			99,000
Residual	SF	4,745			3,130

Total Acres: .4533

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	102,100	102,100	0	89,000
Building	176,900	188,400	0	166,500
Total	279,000	290,500	0	255,500

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 08/25/20	ID	Entry Code	Source			
	JR	Field Review	Other			

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
04/28/05	44018	10,000	BLDG	Roof, Winds, Sid	0
03/23/04	41405	4,000	BLDG	12 X 44 Mobile	100
08/28/01	35270	5,000	BLDG	Dryw all, Window	100
06/05/01	34732	4,000	BLDG	12 X 60 Temp Ho	100

Sales/Ownership History

Transfer Date 04/20/05 08/09/00

Price Type 105,000 Land + Bldg Land + Bldg

Validity Outlier-Written Desc Needed Transfer Of Convenience

Deed Reference Deed Type 30370/61 18772/350

Grantee



RESIDENTIAL PROPERTY RECORD CARD 2021

2021

BROCKTON

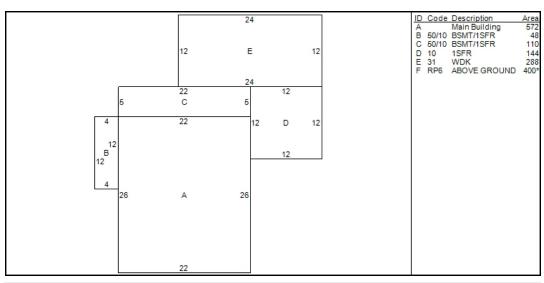
Situs: 407 HOWARD ST Parcel Id: 182-024 **Dwelling Information** Style Colonial Ne Year Built 1925 Story height 1.5 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec 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 2 Full Baths 2 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 250,079 Base Price % Good 62 9,787 **Plumbing** % Good Override 15,644 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adi Factor 1 275,510 Additions 17,540 Subtotal 572 **Ground Floor Area Total Living Area** 1,160 Dwelling Value 188,360

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			Outbuilding	y Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	400	400	1	1995	С	Α	

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	50	10			2,790		
2	50	10			5,640		
3		10			6,200		
4		31			2,910		