

Situs : 407 HOWARD ST	Parcel ID: 182-024	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LOESCH REALTY TRUST 103 SCHOOL ST AVON MA 02322	Living Units 1 Neighborhood 185 Alternate ID 38 Vol / Pg 30370/61 District Zoning R1C Class Residential
Property Notes	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 4,745			3,130
Total Acres: .4533				
Spot: Location:				

Assessment Information				
	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	ID	Entry Code	Source
08/25/20	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	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/20/05	105,000	Land + Bldg	Outlier-Written Desc Needed	30370/61		
08/09/00		Land + Bldg	Transfer Of Convenience	18772/350		

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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

In-law Apt

No

Color

White

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

2

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

5

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

Good

Functional

CDU

AVERAGE

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

250,079

% Good

62

Plumbing

9,787

% Good Override

Basement

15,644

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

Adj Factor

1

Subtotal

275,510

Additions

17,540

Ground Floor Area

572

Dwelling Value

188,360

Total Living Area

1,160

Building Notes

24

12

E

12

24

12

5

12

22

5

C

5

4

12

B

12

4

26

A

26

22

12

D

12

ID Code Description Area

A Main Building 572

B 50/10 BSMT/1SFR 48

C 50/10 BSMT/1SFR 110

D 10 1SFR 144

E 31 WDK 288

F RP6 ABOVE GROUND 400*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Ag Pool

1 x 400

400

1

1995

C

A

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