

Situs : 285 HOWARD ST		Parcel ID: 182-036		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
KURTZIS GEORGE J OLYMPIA G KURTZIS ETAL 285 HOWARD ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 42-1 Vol / Pg 04574/00056 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	9,700		92,000					
Total Acres: .2227 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/25/20	JR	Field Review	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	92,000	92,000	0	80,800					
Building	201,000	201,500	0	196,500					
Total	293,000	293,500	0	277,300					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
01/22/01	34056	14,461	BLDG 8 Winds, Dw nspt	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
4574/56									



182-036 03/16/2020

Situs : 285 HOWARD ST	Parcel Id: 182-036	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	F To B Splt	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	600	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
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	199,478	% Good	76
Plumbing	9,062	% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	38,999	C&D Factor	
		Adj Factor	1
Subtotal	256,900	Additions	6,230
Ground Floor Area	884		
Total Living Area	1,562	Dwelling Value	201,470
Building Notes			

Outbuilding Data																																	
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																									
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>16</td> <td>FOVRH</td> <td>22</td> </tr> <tr> <td>C</td> <td>16</td> <td>FOVRH</td> <td>34</td> </tr> <tr> <td>D</td> <td>33</td> <td>MPAT</td> <td>144</td> </tr> <tr> <td>E</td> <td>16</td> <td>FOVRH</td> <td>22</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	884	B	16	FOVRH	22	C	16	FOVRH	34	D	33	MPAT	144	E	16	FOVRH	22
ID	Code	Description	Area																														
A		Main Building	884																														
B	16	FOVRH	22																														
C	16	FOVRH	34																														
D	33	MPAT	144																														
E	16	FOVRH	22																														
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		16			1,520																												
2		16			2,050																												
3		33			1,140																												
4		16			1,520																												