

<b>Situs : 224 SPRING ST</b>	<b>Parcel ID: 051-097</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
TAITT ANTHONY 224 SPRING ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 24 Vol / Pg 46149/49 District Zoning R3 Class Residential

Property Notes



051-097 03/18/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	1,250		910
Total Acres: .1894				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,300	79,300	0	74,200
Building	251,400	283,300	0	221,900
Total	330,700	362,600	0	296,100
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
08/19/20	AW	Field Review	Other
09/23/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/06/09	52290	1,056	BLDG Attic Insulation	0
10/23/02	37858	7,200	BLDG Strip & Reroof	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
10/13/15	207,000	Land + Bldg	Court Order/Decree	46149/49	TAITT ANTHONY
03/22/02	129,000	Land + Bldg	Outlier-Written Desc Needed	21763/29	

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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1906
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Blue	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

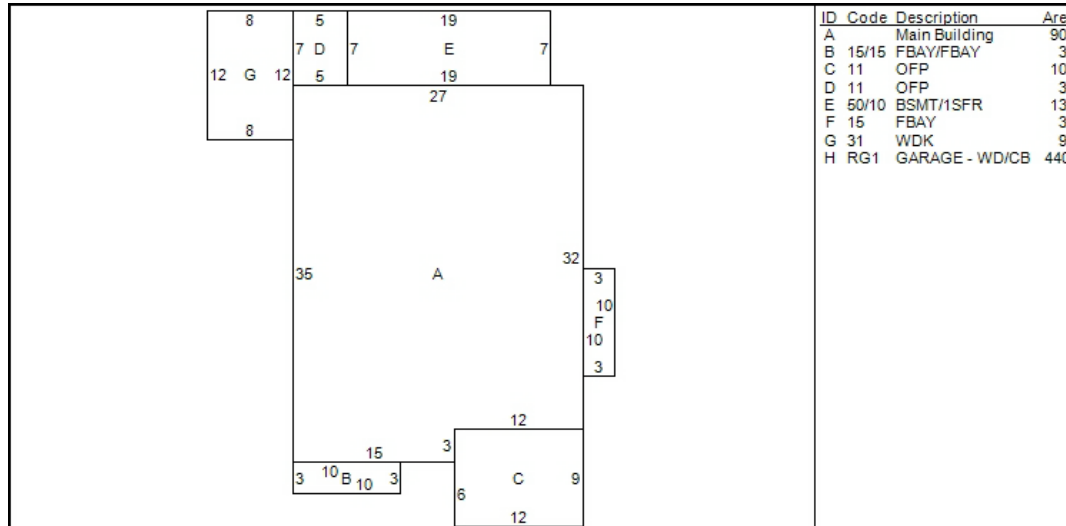
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Fair	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	361,721	<b>% Good</b>	62
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	20,571	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	22,146	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	421,100	<b>Additions</b>	14,700
<b>Ground Floor Area</b>	909		
<b>Total Living Area</b>	2,314	<b>Dwelling Value</b>	275,780

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	C	A	7,480

**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	Line #	Low	1st	2nd	3rd	Value
1		15	15		3,040	5		15			1,670
2		11			1,740	6		31			990
3		11			560						
4	50	10			6,700						