


<b>Situs : 228 SPRING ST</b>	<b>Parcel ID: 051-098</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 27, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
MONTEIRO ANTERO C MARIA J ALVES ETAL 228 SPRING ST BROCKTON MA 02301	Living Units    2 Neighborhood   120 Alternate ID    25 Vol / Pg        51155/268 District Zoning           R3 Class            Residential
<b>Property Notes</b>	



051-098 03/18/2020

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

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,300	79,300	0	74,200
Building	537,600	801,000	0	546,600
Total	616,900	880,300	0	620,800
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/19/20	AW	Field Review	Other
09/23/19	CP	Field Review	Other
02/28/19	P&C	Entry & Sign	Ow ner
11/08/17	H&P	Field Review	Other
08/22/17	H&P	Field Review	Other

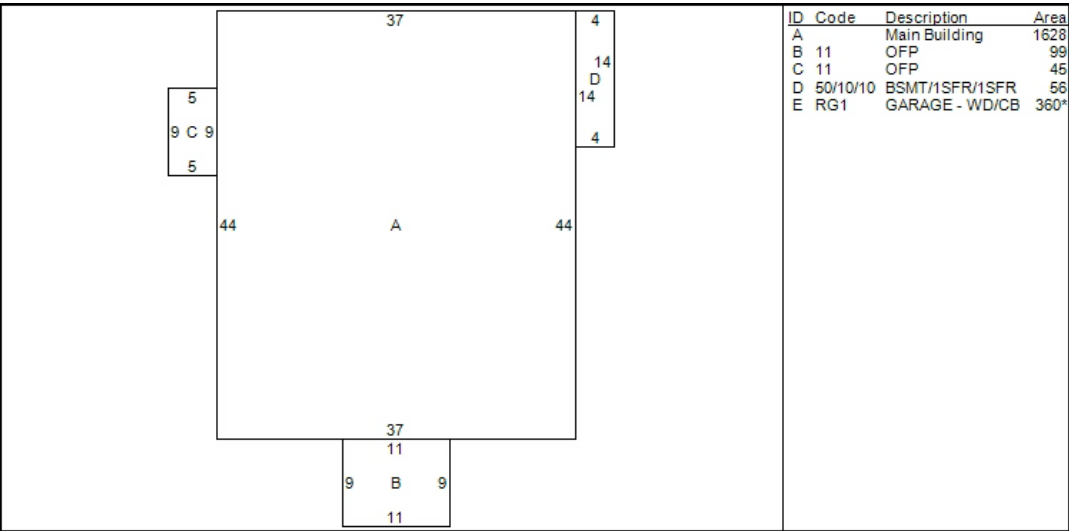
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/11/18	B68843	30,000	INT REMOD	100
12/06/17	B68054	10,000	HVAC	100
02/01/17	66263	27,000	KITCHEN	100
01/01/16	2	0	BLDG	Check Again; Work Still Unfinished
01/01/15	3	0	BLDG	Carry Still Working On Hs.

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/28/19	605,000	Land + Bldg	Valid Sale	51155/268	Quit Claim	MONTEIRO ANTERO C
10/19/17	159,000	Land + Bldg	Transfer Of Convenience	49067/201	Quit Claim	SCHNEIDER ELLIOT TR
12/02/16	159,000	Land + Bldg	Outlier-Written Desc Needed	47826/89	Quit Claim	ALLEN & HANDY INVESTMENT LLC
				12136/195		

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Dwelling Information			
Style	Tw o Family	Year Built	1903
Story height	2.5	Eff Year Built	2008
Attic	None	Year Remodeled	2018
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	1
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	5
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	B-	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete	100		
Dwelling Computations			
Base Price	704,262	% Good	87
Plumbing	40,598	% Good Override	
Basement	32,237	Functional	
Heating	0	Economic	
Attic	0	% Complete	100
Other Features	13,373	C&D Factor	10
		Adj Factor	1
Subtotal	790,470	Additions	39,590
Ground Floor Area	1,628		
Total Living Area	4,182	Dwelling Value	796,070

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	F	4,960

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		11			4,440	
2		11			2,610	
5	50	10	10		32,540	