

Situs : 35 BRUNSWICK ST		Parcel ID: 056-024		Class: Multiple Houses On One Parcel		Card: 1 of 2		Printed: October 27, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
YARD LAWRENCE E SR JEANNETTE ROBINSON PO BOX 2773 BROCKTON MA 02305			Living Units 4 Neighborhood 120 Alternate ID 7 Vol / Pg 21780/281 District Zoning R3 Class Residential		
Property Notes					

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	2,087		1,520
<div style="display: flex; justify-content: space-between;"> Total Acres: .2086 Spot: </div> <div style="margin-top: 10px;"> Location: </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	624,100	624,100	0	464,700
Total	704,000	704,000	0	539,300
<div style="text-align: right; margin-bottom: 5px;">Manual Override Reason</div> <div style="display: flex; justify-content: space-between;"> Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 </div> <div style="margin-top: 5px;"> Value Flag COST APPROACH </div> <div> Gross Building: </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
04/19/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/03/17	66261	135	DOORS	100
12/23/14	B61414	2,626	BLDG Redo 2 Doors	100
09/15/14	B60764	3,965	BLDG Redo Porch	100
10/23/12	57332	1,174	BLDG Redo Storm Dr	0
09/14/09	52163	0	BLDG Raze Garage	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
03/26/02		Land + Bldg	Transfer Of Convenience	21780/302	
03/26/02	290,000	Land + Bldg	Court Order/Decree	21780/281	



056-024 03/21/2020

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Dwelling Information

Style	3 Fam Flat	Year Built	1911
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Asbestos	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

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	6	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	15		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	588,862	% Good	62
Plumbing	26,099	% Good Override	
Basement	24,559	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	639,520	Additions	9,540
Ground Floor Area	1,181		
Total Living Area	3,543	Dwelling Value	406,040

Building Notes



ID	Code	Description	Area
A		Main Building	1181
B	11/11/11	OFP/OFP/OFP	60
C	11/11/11	OFP/OFP/OFP	50

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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	11	11	5,080
2		11	11	11	4,460

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Dwelling Information

Style

Colonial Ne

Year Built

1879

Story height

2

Eff Year Built

Attic

Unfin

Year Remodeled

Exterior Walls

Asbestos

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Stacks

Fuel Type

Oil

Openings

System Type

Steam

Pre-Fab

Room Detail

Bedrooms

4

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

8

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

Average

Functional

CDU

AVERAGE

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

313,492

% Good

62

Plumbing

% Good Override

Basement

17,829

Functional

Heating

0

Economic

Attic

7,677

% Complete

Other Features

0

C&D Factor

Subtotal

339,000

Adj Factor

1

Additions

7,880

Ground Floor Area

720

Total Living Area

1,518

Dwelling Value

218,060

Building Notes

3

8

E

3

8

36

20

A

20

3

9

D

9

3

10

36

15

6

B

6

7

C

7

10

15

ID Code

Description

Area

A

Main Building

720

B

11/31

OFF/WDK

60

C

11

OFF

105

D

50/15/15

BSMT/FBAY/FBAY

27

E

15

FBAY

24

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

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

31

1,610

2

11

1,740

3

50

15

15

3,100

4

15

1,430