

Situs : 37 MARTLAND AV

Parcel ID: 099-062

Class : Two-Family

Card: 1 of 1

Printed: October 28, 2020

## CURRENT OWNER

VICENTE ADELINO A

101 TORREY ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units 2  
Neighborhood 60  
Alternate ID 32  
Vol / Pg 41883/202  
District  
Zoning R1C  
Class Residential

## Property Notes

05/2012 MLS SHORT



099-062 03/16/2020

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,208		90,950

Total Acres: .1655  
Spot:

Location:

## Assessment Information

	Appraised	Cost	Income	Prior
Land	91,000	91,000	0	87,400
Building	310,300	327,100	0	272,300
Total	401,300	418,100	0	359,700

## Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

## Entrance Information

Date	ID	Entry Code	Source
08/10/20	GL	Field Review	Other
06/04/01	BM	Estimated For Misc Reason	Other

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/05/00	33613	2,000	BLDG Rem & Rep Dryw a	100

## Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/12		Land + Bldg	Transfer Of Convenience	41883/202		
05/15/12	129,850	Land + Bldg	Outlier-Written Desc Needed	41374/24		
03/21/11		Land + Bldg	Transfer Of Convenience	39764/194		
04/04/07	328,000	Land + Bldg	Valid Sale	34344/312		
11/06/06	321,058	Land + Bldg	Repossession	33634/268		
02/08/05	375,000	Land + Bldg	Valid Sale	29968/256		
10/06/03	260,000	Land + Bldg	Valid Sale	26732/300		
09/29/00	165,000	Land + Bldg	Valid Sale	18930/312		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Natural		

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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	10	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

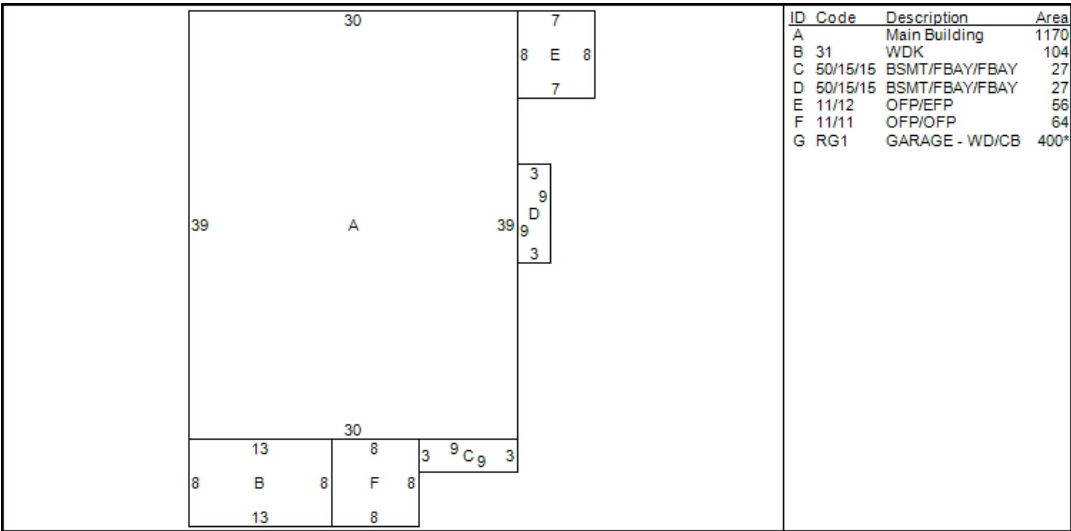
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
<b>Unfinished Area</b>	
<b>Unheated Area</b>	

Grade & Depreciation	
<b>Grade</b>	C-
<b>Condition</b>	Average
<b>CDU</b>	AVERAGE
<b>Cost &amp; Design</b>	10
<b>% Complete</b>	
<b>Market Adj</b>	
<b>Functional</b>	
<b>Economic</b>	
<b>% Good Ovr</b>	

Dwelling Computations			
<b>Base Price</b>	385,042	<b>% Good</b>	62
<b>Plumbing</b>	8,790	<b>% Good Override</b>	
<b>Basement</b>	21,898	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
		<b>Additions</b>	35,590
<b>Subtotal</b>	415,730		

<b>Ground Floor Area</b>	1,170	<b>Dwelling Value</b>	319,120
<b>Total Living Area</b>	2,448		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	G	7,930

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details											
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		31			1,670	5		11	11		3,660
2	50	15	15		13,270						
3	50	15	15		13,270						
4		11	12		3,720						