

**Situs : 43 SPRING AV**

**Parcel ID: 127-002**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

PEREZ ABEL F  
MERCEDES PENA  
43 SPRING AVE  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 210  
Alternate ID 2  
Vol / Pg 49125/58  
District  
Zoning R1C  
Class Residential

**Property Notes**



127-002 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,598			3,360

Total Acres: .2663  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	81,800	81,800	0	75,900
Building	416,100	481,000	0	385,700
Total	497,900	562,800	0	461,600

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/24/09	51492	5,000	BLDG Ext Water Damage	0

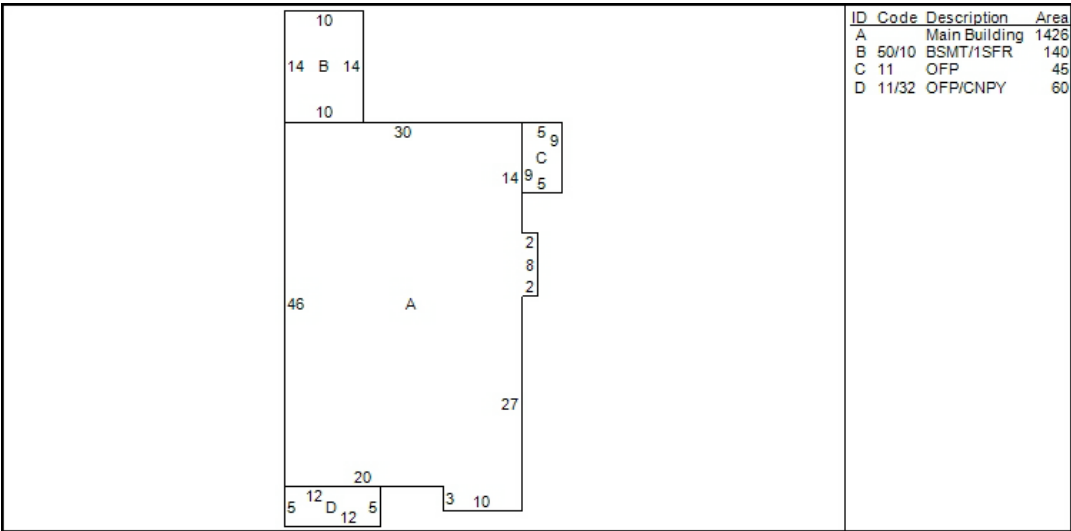
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/17	480,000	Land + Bldg	Valid Sale	49125/58	Quit Claim	PEREZ ABEL F
10/10/14		Land + Bldg	Transfer Of Convenience	44829/22		
04/14/09	145,000	Land + Bldg	Sale After Foreclosure	37063/265		
04/03/09	212,060	Land + Bldg	Repossession	37023/301		
04/11/02	265,000	Land + Bldg	Valid Sale	21891/2		

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Dwelling Information			
Style	3 Fam Flat	Year Built	1910
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	16		
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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	624,182	% Good	62
Plumbing	18,124	% Good Override	
Basement	26,032	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	25,170
Subtotal	668,340		
Ground Floor Area	1,426		
Total Living Area	4,418	Dwelling Value	480,980

Building Notes	



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	50	10			20,830	
2		11			1,610	
3		11		32	2,730	