

**Situs : 35 SPRING AV**

**Parcel ID: 127-003**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

SOUSA LAWRENCE W  
& NANCY J SOUSA  
35 SPRING AV  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	2
Neighborhood	210
Alternate ID	2-1
Vol / Pg	03218/00201
District	
Zoning	R1C
Class	Residential

## Property Notes

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	5,622			76,400

Total Acres: .1291  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,100
Building	264,800	244,900	0	212,200
Total	341,200	321,300	0	284,300

## 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

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				3218/201		

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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	1.7	<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>Color</b>	White	<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>	100	<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>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<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>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	310,162	<b>% Good</b>	62
<b>Plumbing</b>	16,312	<b>% Good Override</b>	
<b>Basement</b>	19,403	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	2,666	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	348,540	<b>Additions</b>	7,190
<b>Ground Floor Area</b>	828		
<b>Total Living Area</b>	1,449	<b>Dwelling Value</b>	244,890

Building Notes	

<div>8</div> <div>36</div> <div>23</div>	<div>23</div> <div>B</div> <div>23</div> <div>A</div> <div>23</div>	<div>8</div> <div>36</div>	<div>ID Code Description Area</div> <div>A Main Building 828</div> <div>B 12 EFP 184</div>

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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	
1		12			7,190	