

<b>Situs : 31 SPRING AV</b>	<b>Parcel ID: 127-004</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
BERNADIN MICAL ROUDY BERNADIN 31 SPRING AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 34324/226 District Zoning R1C Class Residential
Property Notes	



127-004 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,829		76,700
Total Acres: .1338 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,700	76,700	0	72,300
Building	164,600	158,000	0	157,500
Total	241,300	234,700	0	229,800
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/31/02	38195	12,900	BLDG V Side, Winds,	100
08/06/02	37329	1,300	BLDG Winds, Frt & Bk	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/02/07		Land + Bldg	Transfer Of Convenience	34324/226		
10/29/04	230,000	Land + Bldg	Valid Sale	29370/165		
04/29/02	155,000	Land + Bldg	Valid Sale	21976/208		
08/26/99	116,500	Land + Bldg	Valid Sale	17804/163		

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Al/Vinyl

x

Natural

Year Built

1955

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1955

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

2

5

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Average

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

180,181

16,908

0

0

0

197,090

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

72

1

16,060

Ground Floor Area

Total Living Area

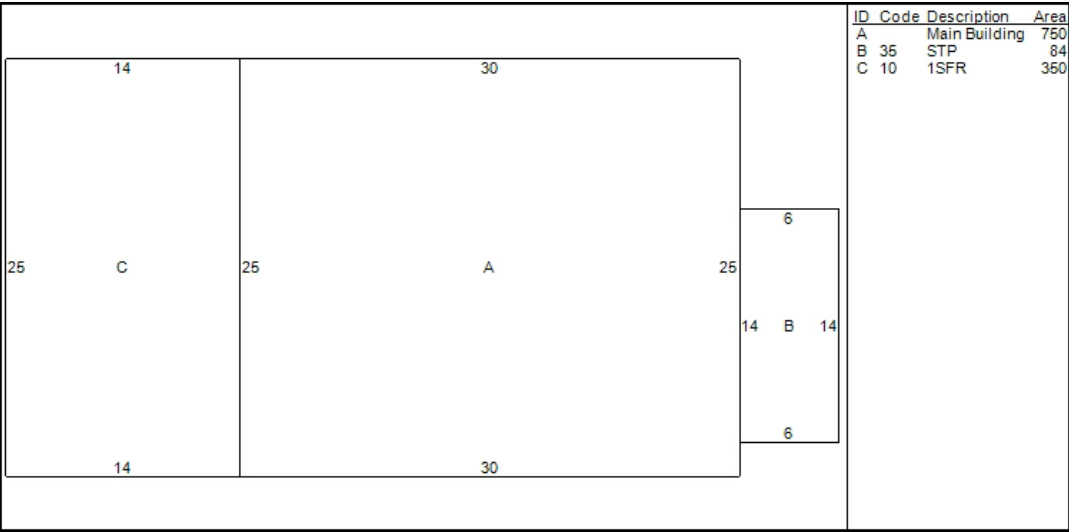
750

1,100

Dwelling Value

157,960

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		35			650	
2		10			15,410	