

Situs : 8 SPRUCE ST	Parcel ID: 127-038	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GUERTIN PAULINE M & JANICE A GILLIGAN 137 PAUL ST RAYNHAM MA 02767	Living Units 1 Neighborhood 210 Alternate ID 1A Vol / Pg 14638/00306 District Zoning R1C Class Residential
Property Notes	



127-038 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,787		75,190
Total Acres: .1099 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,200	75,200	0	71,200
Building	161,900	137,600	0	152,600
Total	237,100	212,800	0	223,800
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
11/19/14	DR	Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/13/01	34994	1,000	BLDG	Replace Partial	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				14638/306		

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Dwelling Information			
Style	Ranch	Year Built	1925
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
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	198,112	% Good	62
Plumbing		% Good Override	
Basement	18,590	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	216,700	Additions	3,100
Ground Floor Area	918		
Total Living Area	918	Dwelling Value	137,450
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>918</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>128</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>184</td> </tr> <tr> <td>D</td> <td>11</td> <td>OFF</td> <td>16</td> </tr> <tr> <td>E</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>64*</td> </tr> </tbody> </table>		ID	Code	Description	Area	A		Main Building	918	B	31	WDK	128	C	31	WDK	184	D	11	OFF	16	E	RS1	FRAME UTILITY SHED	64*
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E	RS1	FRAME UTILITY SHED	64*																								
Outbuilding Data																											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																			
Frame Shed	8 x 8		64	1	1985	D	F	130																			
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		31			1,180																						
2		31			1,670																						
3		11			250																						