

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 14 SPRUCE ST

Parcel ID: 127-039

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER COLLINS CHARLOTTE

14 SPRUCE ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1 Neighborhood 210 Alternate ID 1

Vol / Pg 49769/131

District

R1C

Zoning Class Residential

Property Notes



127-039 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	1,983			1,450

Total Acres: .2062

Spot: Location:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	169,400	153,100	0	154,000
Total	249,300	233,000	0	228,600

Value Flag MARKET APPROACH Gross Building:

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Manual Override Reason

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

			Permit Info	ormation	
Date Issued	Number	Price	Purpose		% Complete
01/10/05	43359	8,300	BLDG	Vinyl Siding	0
11/12/03	40867	8,000	BLDG	17 Vinyl Window	100

Sales/Ownership History

Transfer Date 05/07/18 02/21/17

Price Type 1 Land + Bldg 1 Land + Bldg

Validity Transfer Of Convenience Transfer Of Convenience

Deed Reference Deed Type 49769/131 Quit Claim 48128/45 Quit Claim 4854/487

Grantee COLLINS CHARLOTTE MA CBEAN JA CQUELINE A



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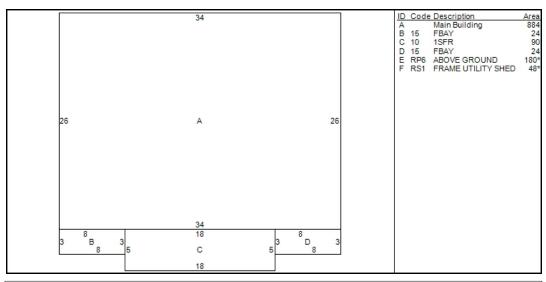
BROCKTON

Dwelling Information Style Ranch Year Built 1940 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Full # Car Bsmt 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 Steam Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 6 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 Good **Functional** CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 193,494 Base Price % Good 69 **Plumbing** % Good Override 18,157 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 **C&D Factor Other Features** Adj Factor 1 211,650 Additions 6,970 Subtotal 884 **Ground Floor Area Total Living Area** 1,022 Dwelling Value 153,010 **Building Notes**

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	180	180	1	2000	D	Α	
Frame Shed	6 x	8	48	1	1970	D	F	100

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

Line # Low 1st 2nd 3rd 1 15 10	Value 1,450
	1.450
2 10	1,1-2
	4,070
3 15	1,450