

**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  
Zoning R1C  
Class Residential

**Property Notes**



127-039 03/23/2020

**Land Information**

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

Total Acres: .2062  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	79,900	79,900	0	74,600
<b>Building</b>	169,400	153,100	0	154,000
<b>Total</b>	249,300	233,000	0	228,600

**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
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	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/07/18	1	Land + Bldg	Transfer Of Convenience	49769/131	Quit Claim	COLLINS CHARLOTTE
02/21/17	1	Land + Bldg	Transfer Of Convenience	48128/45	Quit Claim	MACBEAN JACQUELINE A
				4854/487		

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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	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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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			
Base Price	193,494	% Good	69
Plumbing		% Good Override	
Basement	18,157	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	211,650	Additions	6,970
Ground Floor Area	884		
Total Living Area	1,022	Dwelling Value	153,010
Building Notes			

Diagram		ID	Code	Description	Area
		A		Main Building	884
		B	15	FBAY	24
		C	10	1SFR	90
		D	15	FBAY	24
		E	RP6	ABOVE GROUND	180*
		F	RS1	FRAME UTILITY SHED	48*

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x 180		180	1	2000	D	A	
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)	

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