

**Situs : 20 SPRUCE ST**

**Parcel ID: 127-040**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DASILVA ANDREA C  
20 SPRUCE ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	3
Vol / Pg	43681/93
District	
Zoning	R1C
Class	Residential

## Property Notes

## Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,651		76,440

Total Acres: .1297  
Spot:

Location:

### Entrance Information

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

### Assessment Information

	Appraised	Cost	Income	Prior
Land	76,400	76,400	0	72,100
Building	194,200	207,400	0	188,300
Total	270,600	283,800	0	260,400

## Manual Override Reason

Base Date of Value 1/1/2020

**Value Flag** MARKET APPROACH

**Effective Date of Value** 1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/23/12	57354	7,085	BLDG Strip/Reroof	0

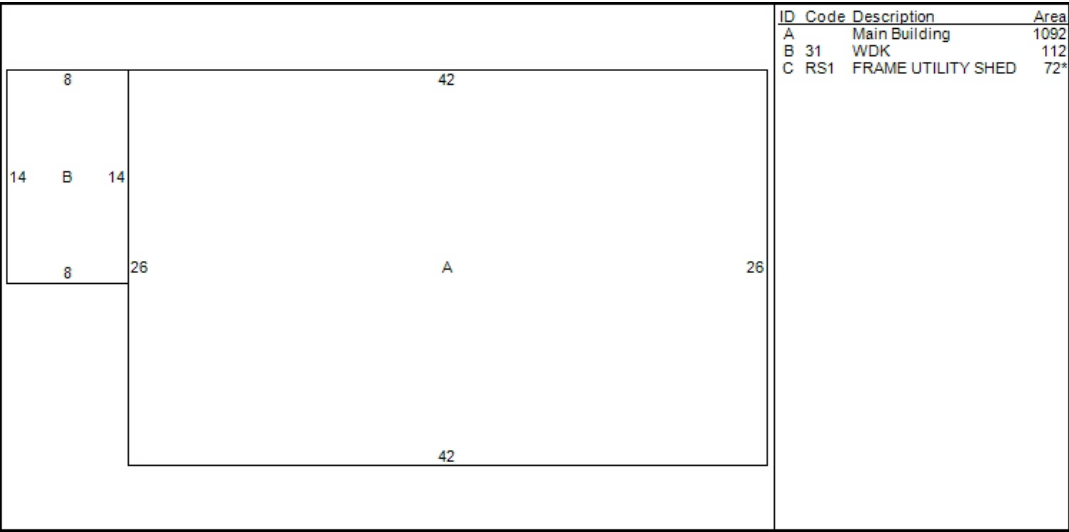
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/03/13	157,700	Land + Bldg	Valid Sale	43681/93		
06/19/98	110,000	Land + Bldg	Valid Sale	16309/336		

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Dwelling Information			
Style	Ranch	Year Built	1986
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No
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	Warm Air	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	229,299	% Good	82
Plumbing		% Good Override	
Basement	21,517	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	250,820	Additions	1,390
Ground Floor Area	1,092		
Total Living Area	1,092	Dwelling Value	207,060

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 12		72	1	1995	C	A	340

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			1,390	