


Situs : 30 SPRUCE ST	Parcel ID: 127-047	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIERRE SAMENTA JEAN MARIE PIERRE 30 SPRUCE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 4-1 Vol / Pg 37294/186 District Zoning R1C Class Residential
Property Notes	



127-047 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
Land	79,900	79,900	0	74,600
Building	199,700	216,500	0	179,100
Total	279,600	296,400	0	253,700
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
12/21/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/08/19	BP-19-341	1,364	SOLARPANLS	
09/12/06	47220	3,200	BLDG Lay Over Roof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/05/18	270,000	Land + Bldg	Valid Sale	50256/121 37294/186	Quit Claim	PIERRE SAMENTA PIERRE SAMENTA

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	150	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	1
Kitchens		Extra Fixtures	1
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

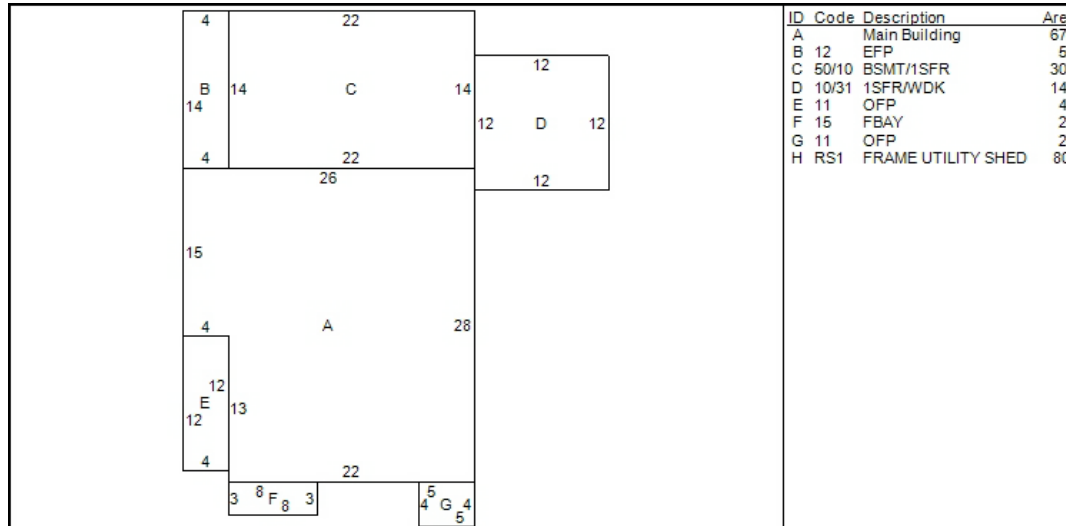
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	274,438	% Good	62
Plumbing	9,787	% Good Override	
Basement	17,168	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,998	C&D Factor	
		Adj Factor	1
Subtotal	305,390	Additions	25,990
Ground Floor Area	676		
Total Living Area	1,659	Dwelling Value	215,330

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	2	2003	C	A	1,180

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	Line #	Low	1st	2nd	3rd	Value
1		12			1,120	5		15			1,430
2	50	10			14,690	6		11			310
3		10	31		7,630						
4		11			810						