

Situs : 37 SPRUCE ST	Parcel ID: 127-048	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
SALAMONE GARY J AND CATHERINE A SALAMONE 37 SPRUCE ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 23117/2 District Zoning R1C Class Residential
Property Notes	



127-048 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 4,805			3,510
Total Acres: .271				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,900	81,900	0	76,100
Building	186,700	198,300	0	161,000
Total	268,600	280,200	0	237,100
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

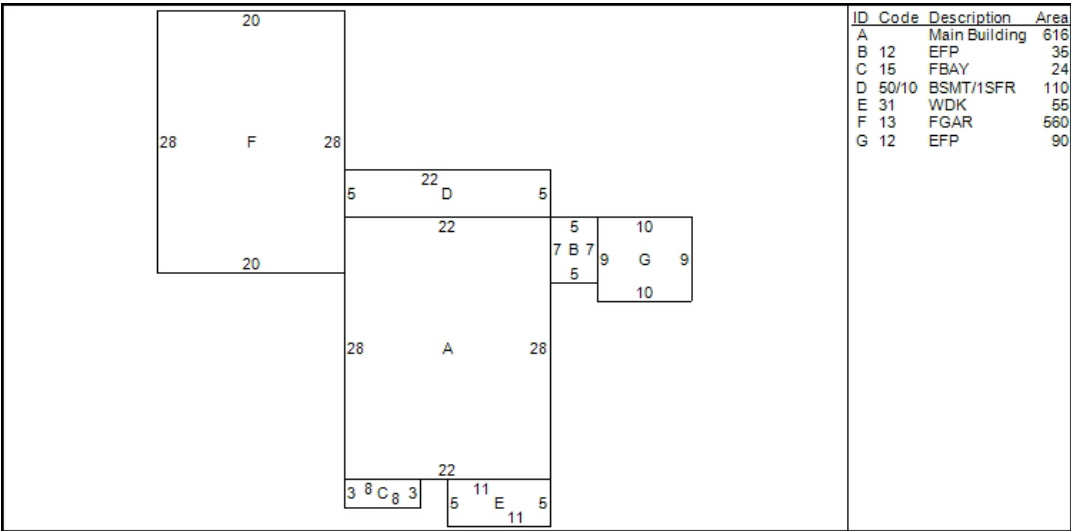
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/02		Land + Bldg	Transfer Of Convenience	23117/2		
07/29/99	126,600	Land + Bldg	Valid Sale	17714/56		

<b>Situs : 37 SPRUCE ST</b>	<b>Parcel Id: 127-048</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
-----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Gas	<b>Openings</b>	1
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	Yes	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	260,634	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,305	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	10,133	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	287,070	<b>Additions</b>	20,270
<b>Ground Floor Area</b>	616		
<b>Total Living Area</b>	1,058	<b>Dwelling Value</b>	198,250

Building Notes	



Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	

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

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		12			740	5		13			10,040	
2		15			1,430	6		12			1,860	
3	50	10			5,640							
4		31			560							