

**Situs : 29 SPRUCE ST**

**Parcel ID: 127-049**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

TIMAS CLAUDINO G  
& ISABEL G.V. TIMAS  
29 SPRUCE ST  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 6  
Vol / Pg 09882/00266  
District  
Zoning R1C  
Class Residential

**Property Notes**



127-049 03/23/2020

**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	4,185			3,060

Total Acres: .2568  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	81,500	81,500	0	75,700
<b>Building</b>	186,100	200,600	0	167,100
<b>Total</b>	267,600	282,100	0	242,800

**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
11/29/14	DR	Estimated For Misc Reason	Ow ner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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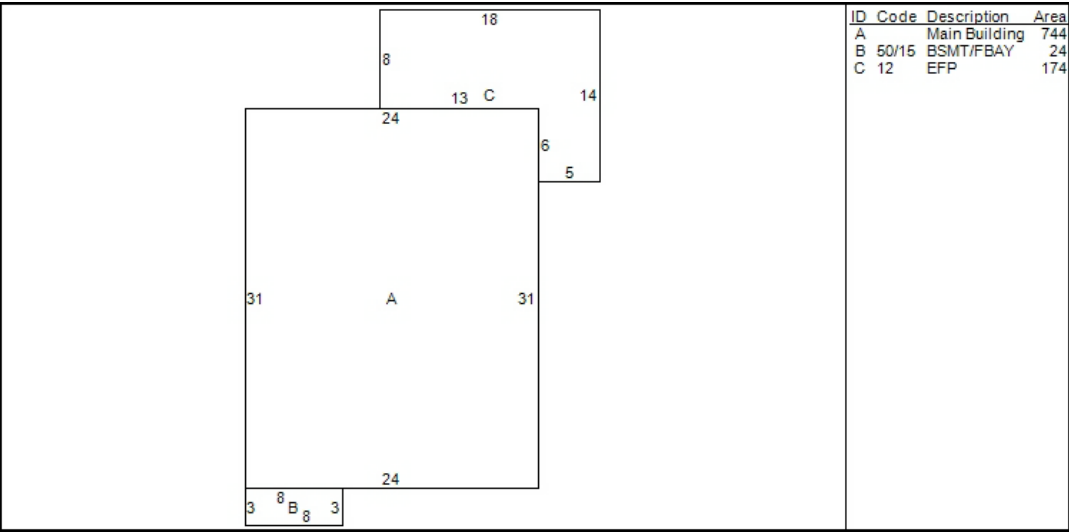
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/90	111,000	Land + Bldg	Valid Sale	9882/266		

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1.7	<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>	Natural	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<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>	Excellent	<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>	290,271	<b>% Good</b>	62
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	18,159	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	314,960	<b>Additions</b>	5,270
<b>Ground Floor Area</b>	744		
<b>Total Living Area</b>	1,326	<b>Dwelling Value</b>	200,550

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 Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	15			1,740	
2		12			3,530	