

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

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
Land	81,500	81,500	0	75,700
Building	186,100	200,600	0	167,100
Total	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	Owner

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

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	In-law Apt	No
Color	Natural		

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	Oil	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	

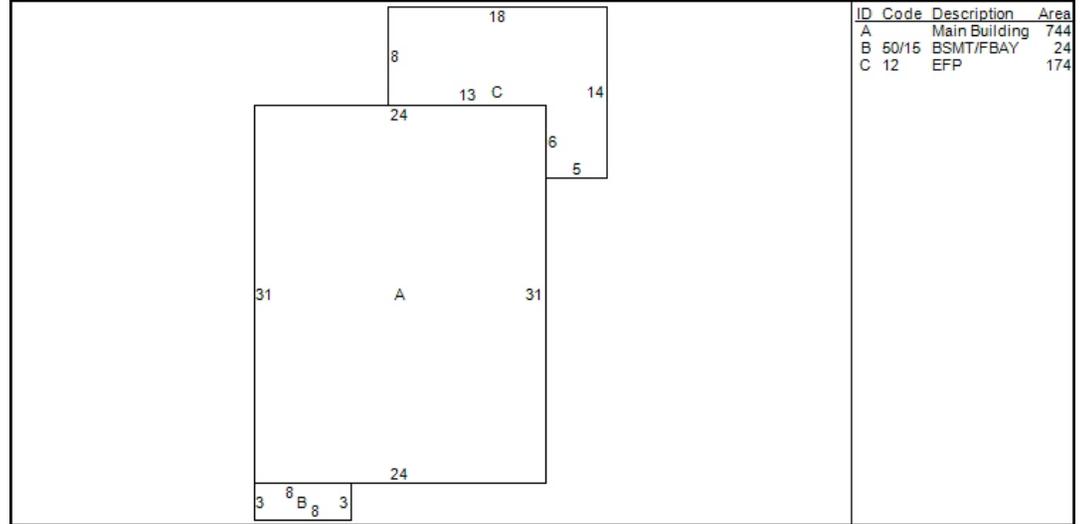
Grade & Depreciation

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

Dwelling Computations

Base Price	290,271	% Good	62
Plumbing	6,525	% Good Override	
Basement	18,159	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	314,960	Additions	5,270
Ground Floor Area	744		
Total Living Area	1,326	Dwelling Value	200,550

Building Notes



Outbuilding Data

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

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	50	15			1,740
2		12			3,530