

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 25 SPRUCE ST

Parcel ID: 127-050

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER SILVA ROSALINA P

& JANY L SILVA

25 SPRUCE ST

BROCKTON MA 02302

GENERAL INFORMATION

Living Units 2 Neighborhood 210 Alternate ID 7

Vol / Pg 16799/36

District Zoning Class

R1C Residential

Property Notes



127-050 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	6,030			4,400

Total Acres: .2991

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	82,800	82,800	0	76,700
Building	309,000	314,200	0	227,100
Total	391,800	397,000	0	303,800

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

	Entrance Information					
ID	Entry Code	Source				
GL	Field Review	Other				
DR	Not At Home	Other				
	GL	ID Entry Code GL Field Review				

		Permit Information	
Date Issued Number	Price	Purpose	% Complete

Sales/Ownership History

Price Type Validity Deed Reference Deed Type **Transfer Date** Grantee 11/10/98 96,000 Land + Bldg Valid Sale 16799/36



Situs: 25 SPRUCE ST

RESIDENTIAL PROPERTY RECORD CARD 203

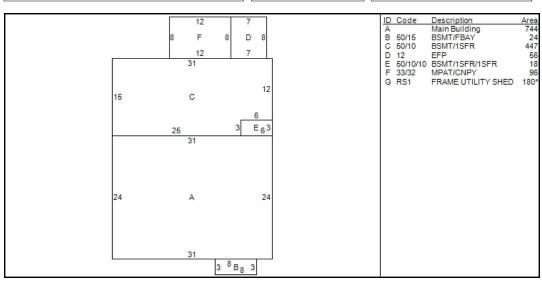
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Dwelling Information Style Two Family Year Built 1925 Story height 2 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Natural In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA 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 4 Full Baths 2 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 10 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 10 % Good Ovr % Complete **Dwelling Computations** 319,297 Base Price % Good 62 9,787 **Plumbing** % Good Override 18,159 Basement **Functional** 0 Heating Economic 0 Attic % Complete 0 C&D Factor 10 Other Features Adi Factor 1 347,240 Additions 76,510 Subtotal 744 **Ground Floor Area** 1,995 Dwelling Value 313,330 **Total Living Area Building Notes**

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			Outbuilding Da	ıta			
Туре	Size 1	Size 2	Area Qt	y Yr Blt	Grade	Condition	Value
Frame Shed	1 x	180	180 1	1980	С	G	830

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	50	15			7,750	5	33	32			2,050
2	50	10			51,830						
3		12			2,910						
4	50	10	10		11,970						