

Situs : 25 SPRUCE ST

Parcel ID: 127-050

Class: Tw o-Fam ily

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	R1C
Class	Residential

Property Notes



127-050 03/23/2020

Land Information

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

Total Acres: .2991
Spot:

Location:

Assessment Information

	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

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

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
11/10/98	96,000	Land + Bldg	Valid Sale	16799/36		

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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	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	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			
Base Price	319,297	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,159	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	347,240	Additions	76,510
Ground Floor Area	744		
Total Living Area	1,995	Dwelling Value	313,330
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Frame Shed	1 x 180		180	1	1980	C	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						