

Situs : 13 SPRUCE ST

Parcel ID: 127-051

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
JEFFERS KENROY
TRACEY JEFFERS
13 SPRUCE ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 210
Alternate ID 8
Vol / Pg 31385/058
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 6,828			4,980

Total Acres: .3174
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	83,400	83,400	0	77,100
Building	134,000	122,300	0	138,700
Total	217,400	205,700	0	215,800

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
01/11/12	RH	Entry & Sign	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/30/13	B58928	3,808	BLDG Replc 5 Window s	100
12/21/12	B57625	5,533	BLDG Weatherization	0
06/01/12	56579	17,100	BLDG Const Fam Room	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/22/05	257,400	Land + Bldg	Valid Sale	31385/058		
10/01/99	91,500	Land + Bldg	Valid Sale	17923/206		
11/01/88	93,900	Land + Bldg	Valid Sale			

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Dwelling Information

Style	Colonial Ne	Year Built	1850
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		

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	Hot Water	Pre-Fab	

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
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	

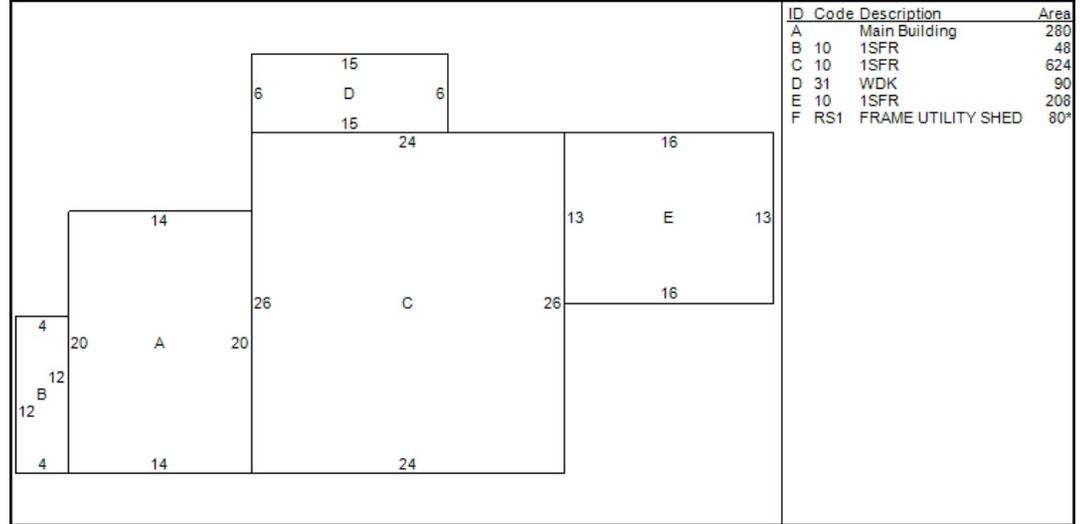
Grade & Depreciation

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

Dwelling Computations

Base Price	112,519	% Good	62
Plumbing		% Good Override	
Basement	10,558	Functional	
Heating	0	Economic	
Attic	18,186	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	141,260	Additions	34,470
Ground Floor Area	280		
Total Living Area	1,272	Dwelling Value	122,050

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 80		80	1	1960	C	A	290

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		10			2,230
2		10			23,310
3		31			870
4		10			8,060