

Situs : 18 GRAFTON ST	Parcel ID: 056-140	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALVELO DAVID 18 GRAFTON ST BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 3 Vol / Pg 41752/108 District Zoning R3 Class Residential

Property Notes
2012 ESTATE SALE



056-140 03/24/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	1,560		1,140
Total Acres: .1965				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,500	79,500	0	74,300
Building	235,600	255,800	0	205,500
Total	315,100	335,300	0	279,800
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
08/20/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
08/03/12	160,000	Land + Bldg	Court Order/Decree	41752/108	
04/18/97		Land + Bldg	Transfer Of Convenience	15108	

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Dwelling Information

Style	Colonial Ne	Year Built	1889
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement Full	# Car Bsm t Gar	1
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	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

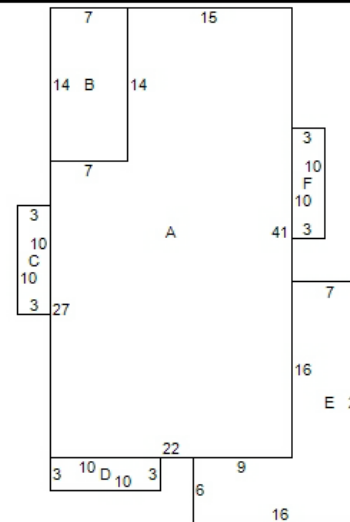
Grade & Depreciation

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

Dwelling Computations

Base Price	334,927	% Good	62
Plumbing	6,525	% Good Override	
Basement	19,048	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	1,976	C&D Factor	
		Adj Factor	1
Subtotal	362,480	Additions	22,190
Ground Floor Area	804		
Total Living Area	2,064	Dwelling Value	246,930

Building Notes



ID	Code	Description	Area
A		Main Building	804
B	50/10	BSMT/1SFR	98
C	50/15/15	BSMT/FBAY/FBAY	30
D	15	FBAY	30
E	10	1SFR	208
F	50/15/15	BSMT/FBAY/FBAY	30
G	RG1	GARAGE - WD/CB	480*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	480	480	1	1925	C	G	8,910

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	10			5,080	5	50	15	15		3,350
2	50	15	15		3,350						
3		15			1,670						
4		10			8,740						