

Situs : 293 GRAFTON ST

Parcel ID: 070-026

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BELL ARTHUR
293 GRAFTON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 39
Vol / Pg 20104/40
District
Zoning R1C
Class Residential

Property Notes



070-026 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,645		77,890

Total Acres: .1525
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,900	77,900	0	73,100
Building	203,500	217,700	0	179,600
Total	281,400	295,600	0	252,700

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
08/27/20	AW	Field Review	Other
03/30/16	CJP	Entry & Sign	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/17/15	B61892	3,000	BLDG Solar Panels	100
07/31/01	35100	4,800	BLDG Strip & Reroof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/29/01	150,000	Land + Bldg	Valid Sale	20104/40		
01/16/01		Land + Bldg	To/From Exempt Org	19261/40		
10/01/84	80,000	Land + Bldg	Valid Sale			
04/01/82	391	Land + Bldg	Court Order/Decree			

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No

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	Gas	Openings	
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
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

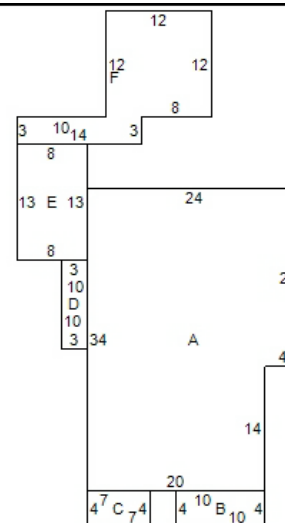
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	294,330	% Good	62
Plumbing	9,787	% Good Override	
Basement	18,413	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	322,530	Additions	11,090
Ground Floor Area	760		
Total Living Area	1,302	Dwelling Value	211,060

Building Notes

ID	Code	Description	Area
A		Main Building	760
B	11	OFF	40
C	50/15	BSMT/FBAY	28
D	50/10	BSMT/1SFR	30
E	10	1SFR	104
F	31	WDK	186
G	RG1	GARAGE - WD/CB	360



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	A	6,620

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		11			680	5	31				1,920
2	50	15			1,920						
3	50	10			1,980						
4		10			4,590						