

Situs: 19 GRANT AV

RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER GENERAL INFORMATION

PORTER LOUIS D III 18 MENLO ST BROCKTON MA 02302 Living Units 1
Neighborhood 120
Alternate ID 25
Vol / Pg 37553/315
District

Parcel ID: 077-056

Zoning R1C Class Residential

Property Notes

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	2,554			1,860

Total Acres: .2193 Spot:

Spot: Location:

	Assessment Info	rmation						
Appraised Cost Income								
Land	80,300	80,300	0	74,900				
Building	195,900	198,800	0	167,800				
Total	276,200	279,100	0	242,700				

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Gross Building:

Value Flag MARKET APPROACH

Class: Single Family Residence

		Entrance I	nformation
Date	ID	Entry Code	Source
09/08/20	CP	Field Review	Other
08/31/20	AW	Field Review	Other

Permit Information								
Date Issued	Number	Price	Purpose		% Complete			
02/05/19	BP-19-182	15,000	ACCSTR		100			
08/05/09	52008	10,000	BLDG	Roof,Wndws,Side	0			

Transfer Date Price Type Validity Deed Reference Deed Type Grantee 07/30/09 81,500 Land + Bldg Sale After Foreclosure 37553/315 PORTER LOUIS D III 04/01/09 91,000 Land + Bldg Repossession 37014/181 10/15/07 Land + Bldg Transfer Of Convenience 35182/341 06/28/05 Land + Bldg Transfer Of Convenience 30804/205 04/04/05 179,000 Land + Bldg Sold Twice In Same Year 30282/257 03/17/05 Land + Bldg Transfer Of Convenience 30170/340	07/30/09 81 04/01/09 91 10/15/07 06/28/05 04/04/05 179	1,500 Land + Bldg Sale After Forect 1,000 Land + Bldg Repossession Land + Bldg Transfer Of Con Land + Bldg Transfer Of Con 9,000 Land + Bldg Sold Twice In Sa	losure 37553/315 37014/181 venience 35182/341 venience 30804/205 ime Year 30282/257	3.	

2021

BROCKTON

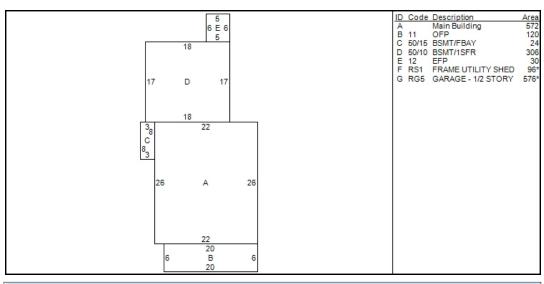
Situs: 19 GRANT AV Parcel Id: 077-056 **Dwelling Information** Style Colonial Ne Year Built 1900 Story height 1.7 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Gray In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Gas Openings 1 System Type Steam Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms 1 Half Baths **Kitchens Extra Fixtures** Total Rooms 7 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** 231,555 Base Price % Good 62 **Plumbing** % Good Override 14,486 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor Other Features** Adi Factor 1 255,420 Additions 17,490 Subtotal 572 **Ground Floor Area** 1,331 Dwelling Value 175,850 **Total Living Area**

Building Notes

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			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x	12	96	1	2008	С	Α	940
Det Garage	24 x	24	576	1	2019	С	G	22,040

Conde	ominium / 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		11			1,800				
2	50	15			1,610				
3	50	10			13,520				
4		12			560				