

Situs : 19 GRANT AV		Parcel ID: 077-056		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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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 Zoning R1C Class Residential						
Property Notes									

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	2,554			1,860
Total Acres: .2193 Spot: _____ Location: _____					

Assessment Information					
	Appraised	Cost	Income	Prior	
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	
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020	
Gross Building:					

Entrance Information			
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,Wndw s,Side	0

Sales/Ownership History						
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 Tw ice In Same Year	30282/257		
03/17/05		Land + Bldg	Transfer Of Convenience	30170/340		

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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	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	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			
Base Price	231,555	% Good	62
Plumbing		% Good Override	
Basement	14,486	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	255,420	Additions	17,490
Ground Floor Area	572		
Total Living Area	1,331	Dwelling Value	175,850
Building Notes			

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

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