

DDOOLTON

<i>clt division</i> RESIDENTIAL PROPER	RTY RECORD CARD 2021			BROCKT	ON			
Situs : 22 GRANT AV	Class: Multiple Houses	On One Parcel	Card: 1 of 2	2 Printe	ed: October 28	3, 2020		
CURRENT OWNER	GENERAL INFORMATION							
LESSARD KATHLEEN H	Living Units 2 Neighborhood 120 Alternate ID 2				The			
C/O STEPHANIE ROSARIO 22 GRANT AVE BROCKTON MA 02301	Vol / Pg 04108/00594 District Zoning R1C				1 M			
Proj	Class Residential							
			077-062 03	3/23/2020				
l en d	Information		011 002 00	5/20/2020				
Land	Information			Asses	sment Inforr	nation		
.,,,	nce Factors Influence %	Value		Ap	praised	Cost	Income	Prior
Primary SF 7,000 Residual SF 392		78,400 290	Land Building Total		78,700 395,600 474,300	78,700 395,600 474,300	0 0 0	73,700 274,000 347,700
Total Acres: .1697 Spot:	Location:		Value Flag COS Gross Building:	T APPROACH	Base	erride Reason Date of Value Date of Value	1/1/2020	
Entran	ce Information			_				
DateIDEntry Code08/31/20AWField Review	Source Other		Date Issued Number 08/21/20 1427	Per Price Pur 10,000 REN		ion		% Complete
			03/09/04 41334	3,000 REN		ingle Roof Ov		100
	Sa	ales/Ow	nership History					
Transfer Date Price Type			Deed Reference 4108/594	Deed Type	G	rantee		

RESIDENTIAL PROPERTY RECORD CARD 2021

tyler clt division

BROCKTON

Situs: 22 GRANT	v		Parcel Id: 077	-062	Class:	Multiple	Hous	ses On	One Pa	rcel	Card: 1	of 2	Print	ed: October 28	, 2020
		Dwelling	g Information						2	24	5			ID Code D	escription Ar Aain Building 8
Story height Attic Exterior Walls Masonry Trim	Unfin Al/Vinyl		Year Built Eff Year Built Year Remodeled Amenities In-law Apt								8 C 5			B 11 C C 11 C)FP 1
		Ba	sement					36		A	36				
Basement FBLA Size Rec Rm Size	х		# Car Bsmt Gar FBLA Type Rec Rm Type												
Heating	& Cooling		Fireplaces	5											
Heat Type Fuel Type System Type	Gas		Stacks Openings Pre-Fab						2	24					
		Roc	om Detail					6		B 22	6				
Bedrooms Family Rooms Kitchens	3		Full Baths Half Baths Extra Fixtures	2							Outbuilding	Data		•	
Total Rooms Kitchen Type Kitchen Remod			Bath Type Bath Remod	No	Туре		ę	Size 1	Size	e 2	Area (Qty Y	r Blt Grade	Condition	Value
		Adju	ustments												
Int vs Ext Cathedral Ceiling			Unfinished Area Unheated Area												
		Grade &	Depreciation												
Cost & Design	Good AVERAGE 0		Market Adj Functional Economic % Good Ovr												
% Complete		Durallina	Commutations						Condor	minium	n / Mobile H	ome Inf	ormation		
Base Price Plumbing Basement Heating Attic Other Features Subtotal		350,110 9,787 19,911 0 8,574 0 3888,380	Computations % Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	1		evel arking	e 					Unit	Location View el Make (MH	1)	
Ground Floor Area		864								Δ	Addition Det	ails			
Total Living Area		1,728	Dwelling Value	243,650	Line #		1st 11	2nd	3rd	Va	ilue 170				
		Build	ling Notes		2		11				680				
			-												



DDOCKTON

tyler <i>clt division</i> RESIDENTIAL PROPERTY R	ECORD CARD 2021		BROCK	TON		
Situs : 22 GRANT AV	Parcel ID: 077-062	Class: Multiple Houses	On One Parcel Card: 2 c	of 2 Printe	d: October 28	3, 2020
CURRENT OWNER	GENERAL INFORMATION					
LESSARD KATHLEEN H C/O STEPHANIE ROSARIO 22 GRANT AVE BROCKTON MA 02301 Property N	Living Units 2 Neighborhood 120 Alternate ID 2 Vol / Pg 04108/00594 District Zoning R1C Class Residential					
Land Inform	nation		Assessment Info	ormation		
TypeSizeInfluence FacPrimarySF7,000ResidualSF392Total Acres: .1697Spot:1000	ctors Influence % Value 78,400 290 Location:	Land Building Total Value Flag COS Gross Building:	Appraised 78,700 395,600 474,300 Manual (Ba	Cost 78,700 395,600 474,300 Override Reason se Date of Value ive Date of Value		Prior 73,700 274,000 347,700
Entrance Info	rmation	_				
Date ID Entry Code 08/31/20 AW Field Review	Source Other	Date Issued Number 08/21/20 1427 03/09/04 41334	Permit Inform Price Purpose 10,000 REMODEL 3,000 BLDG	ation Shingle Roof Ov		% Complete
L	Sales/Ow	nership History				
Transfer Date Price Type	Validity	Deed Reference 4108/594	Deed Type	Grantee		

2021 RESIDENTIAL PROPERTY RECORD CARD

tyler clt division

BROCKTON

Dvreiling information Style Colonal Ne Year Built 1500 Story height 1.7 If Year Built 1500 The Array Artis Basement Full & Carl Bam Gar PELA Size X Story height 2.7 If Year Built 2.0 If Year Built	Situs : 22 GRANT A	V		Parcel Id: 077	-062	Class	: Multipl	e Hous	ses Or	one Par	cel	Card: 2 of 2	Prin	ted: October 28,	2020	
Story height 1/2 20 Attic Name, Y Vera Rendeled Besement Ful # Carlos Besement Ful # Carlos Besement Ful # Carlos Besement Ful # Carlos Heating & Cooling Fireplaces Kitchen Rype Bash Remod No Adjustments Heating Computations Corde & Depreciation Size 1 Size 2 Area Condition Yr Bit Grade Condition Value Kitchen Rype % Good 62 Store 1 Size 2 Area Condition Adjustments Fireplaces Heating Computations Condown Mobili Condition Adjustments Fireplaces Heating Computations Koreo Cord			Dwelling Info	ormation										A M	escription Area	
Basement Full # Car Bisnt Gar FELA Size # Car Bisnt Gar FELA Size # Car Bisnt Gar FELA Size Heating & Cooling Fireplaces Heating & Cooling Fireplaces Heat Type Stacks Openings System Type System Type Gene Badroome 3 Full Bath 9 Family Rooms Full Bath 9 Family Rooms Extra Fixtures Kitchen Size Extra Fixtures Kitchen Remod No Bath Romod No Adjustments Functional Int vs Ext Same Unfinished Area Condition Average Functional Condition Average Functional Grade C Warket Adj Condition Average Functional Condition Average Functional Godo Over ride % Good Over Base Price 224,769 % God Override % Good Override Base Price % Good Override Base Price % Good Override Base Price 224,769 % Good Override Kithen Presidence Base Price 224,769 <th>Story height Attic Exterior Walls Masonry Trim</th> <th>1.7 None Al/Vinyl x</th> <th>Y</th> <th>Eff Year Built ′ear Remodeled Amenities</th> <th></th> <th></th> <th></th> <th></th> <th>5</th> <th></th> <th></th> <th>5</th> <th></th> <th>B 10 13 C 11 O</th> <th>SFR 5. FP 10</th>	Story height Attic Exterior Walls Masonry Trim	1.7 None Al/Vinyl x	Y	Eff Year Built ′ear Remodeled Amenities					5			5		B 10 13 C 11 O	SFR 5. FP 10	
FBLA Size × FPLA Type Rec Rm Type Heating & Cooling Fireplaces Heating & Cooling & Fireplaces Image: Control of the state			Basem	ent												
Heat Type Basic Openings System Type Wam Air Openings Processor Processor Image: System Type Bedrooms 3 Full Baths 1 Pamily Rooms 3 Half Baths 1 Stations 5 Full Baths 1 Kitchens 6 Extra Fixtures Total Rooms 6 Bath Remod 160 Kitchen Remod 160 Bath Remod 160 Grade C Market Adj Condition Arrea Market Adj Grade C Market Adj Plumbing % Good Override Basting 1 % Good Override Basting 1 % Good Override Plumbing 1 % Good Override Bastenent 1 Kitchen 1 Meating 1 % Good Override Subtotal 2 Sassen Ground Rior Area God Override Subtotal 2 Sassen Subtotal 2 Sass S	FBLA Size	х		FBLA Type					27		A	27				
Fuel Type Gass Openings System Type Warm Air Pre-Fab 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 3 4 4 3 4 3 4 3 4 3 4 3 4 4 3 4 4 4 3 4 4 4 3 4	Heating	& Cooling		Fireplaces	;											
Room Detail 4 8 4 8 4 8 1 Pamily Rooms 3 Half Baths Subtlements Size 1 Size 2 Area Outbuilding Data Type Size 1 Size 2 Area Outbuilding Data Total Komes Condominum / Mobile Home Information Condo Madel Unit Adj Scond Override Unit Adj Scond Override Size 2 Area <td>Fuel Type</td> <td>Gas</td> <td></td> <td>Openings Pre-Fab</td> <td></td>	Fuel Type	Gas		Openings Pre-Fab												
Outbuilding Data Witchens Extra Fixtures Total Rooms Extra Fixtures Total Rooms Bath Type Kitchen Remod No Bath Remod No Condition Average Uniffnished Area Condition Average Market Adj Condition Average Functional Base Price 224,789 % Good Override Base Price 224,789 % Good Override Base Price 224,789 AdjEactor 1 AdjEactor 1 AdjEactor 1 Model (MH) Model Make (MH) Subt			Room D	etail						4	В	4				
Total Rooms 6 Bath Type Bath Remod No Kitchen Remod No Bath Type Bath Remod No Kitchen Remod No Bath Type Bath Remod No Condition Average Condition Average Functional CUU AVERAGE Economic CUU AVERAGE Economic COU AVERAGE Economic Condominium / Mobile Home Information Value Condominium / Mobile Home Information Operations Condominium / Mobile Home Information Condomic Condominium / Mobile Home Information <th c<="" td=""><td>Fam ily Room s</td><td colspan="2"></td><td>Half Baths</td><td>1</td><td></td><td></td><td></td><td></td><td></td><td>Out</td><td>building Data</td><td>I</td><td>I</td><td></td></th>	<td>Fam ily Room s</td> <td colspan="2"></td> <td>Half Baths</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Out</td> <td>building Data</td> <td>I</td> <td>I</td> <td></td>	Fam ily Room s			Half Baths	1						Out	building Data	I	I	
Adjustments Int vs Ext Same Unfinished Area Unheated Area Unheated Area Unheated Area Unheated Area Unheated Area Crade & Depreciation Condition Average Condition Average Condomic Condomic Condomic Condomic Condomic Condominum / Mobile Home Information Condominum / Mobile Home Information Condo Model Dwelling Computations Base Price 224/789 % Good Over ride Base Price 24/789 % Good Over ride Complete Condo Model Unit Num ber Unit Num ber </td <td>Total Rooms Kitchen Type</td> <td></td> <td></td> <td>Bath Type</td> <td>No</td> <td>Туре</td> <td></td> <td></td> <td>Size 1</td> <td>Size</td> <td>2</td> <td>Area Qty</td> <td>Yr Blt Grade</td> <td>Condition</td> <td>Value</td>	Total Rooms Kitchen Type			Bath Type	No	Туре			Size 1	Size	2	Area Qty	Yr Blt Grade	Condition	Value	
Cathedral Ceiling × Unheated Area Grade C Market Adj Functional CODU AVERAGE Market Adj Functional CODU AVERAGE Market Adj Functional Base Price Condition Average CDU AVERAGE Economic Economic Condomilum / Mobile Home Information Dwelling Computations Condo del % Good Override Condo Model Plumbing Base Price 224,789 % Good 62 Unit Location Unit View Unit Location Model (MH) Unit Location Model Make (MH) Other Features 0 Cash Factor Adj Factor 1 Subtotal Subtotal 238,850 Additions 3,850 Ground Floor Area Total Living Area 540 997 Dwelling Value 151,940 151,940 151,940			Adjustm													
Grade C Market Adj Functional Condition Average Functional CDU AVERAGE Economic Out AVERAGE Economic Cost & Design 0 % Good Over Base Price 224,789 % Good Override Base Price 224,789 % Good Override Base Price 224,789 % Good Override Basement 14,062 Functional Heating 0 Economic Other Features 0 C& Dractor Adi Factor 1 Model (MH) Adi Factor 1 Subtotal 238,850 Additions 997 Dwelling Value 151,940																
Condition Average AVERAGE Functional Economic Cost & Design 0 % Good Ovr Cost & Design 0 % Good Ovr Dwelling Computations Condominium / Mobile Home Information Base Price 224,789 % Good Override Plumbing % Good Override Condo Model Base ment 14,062 Functional Heating 0 Economic Attic 0 % Complete Other Features 0 C & D Factor Adj Factor 1 Model (MH) Subtotal 238,850 Additions 997 Dwelling Value 151,940			Grade & Dep	reciation												
Dwelling Computations Complex Name Base Price 224,789 % Good 62 Plumbing % Good Override Complex Name Basement 14,062 Functional Heating 0 Economic Attic 0 % Complete Other Features 0 C& Factor Adj Factor 1 Subtotal 238,850 Additions Ground Floor Area 540 997 Dwelling Value 151,940 Line # Low 1st 2nd 1 10 2,360 1 10 2,360	Condition CDU Cost & Design	Average AVERAGE		Functional Economic												
Base Price 224,789 % Good 62 Base Price 224,789 % Good Override Complex Name Plumbing % Good Override Condo Model Basement 14,062 Functional Unit Number Heating 0 Economic Unit Number Attic 0 % Complete Unit Location Other Features 0 C&D Factor Model Make (MH) Subtotal 238,850 Additions 3,850 Ground Floor Area 540 Pure Price Dwelling Value 151,940 Line # Low 1st 2nd 3rd Value 1 10 2,360 1 1 10 2,360	% complete		Dwelling Com	nutations						Condon	n inium 7 i		Information			
Heating 0 Economic Unit Level Unit Location Attic 0 % Complete Unit View Unit View Other Features 0 C&D Factor Model (MH) Model Make (MH) Subtotal 238,850 Additions 3,850 Model (MH) Model Make (MH) Ground Floor Area 540 997 Dwelling Value 151,940 Line # Low 1st 2nd 3rd Value 1 10 2,360 1 10 2,360 1 10 2,360			224,789 %	% Good 6 Good Override	62	Cond	o Mode									
Subtotal 238,850 Additions 3,850 Ground Floor Area 540 997 Dwelling Value 151,940 Line # Low 1st 2nd 3rd Value 10 2,360	Heating Attic		0 0	Economic % Complete C&D Factor	1	Unit L Unit F	∟evel Parking					ι	Jnit View	H)		
Total Living Area 997 Dwelling Value 151,940 Line # Low 1st 2nd 3rd Value 1 10 2,360	Subtotal	2	238,850	Adj Factor Additions	3,850											
				Dwelling Value	151,940	Line #	Low		2nd	3rd	Value	9				
			Building	Notes												
			Banang	10100												