

Situs : 22 GRANT AV	Parcel ID: 077-062	Class: Multiple Houses On One Parcel	Card: 1 of 2	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LESSARD KATHLEEN H  C/O STEPHANIE ROSARIO 22 GRANT AVE BROCKTON MA 02301	Living Units 2 Neighborhood 120 Alternate ID 2 Vol / Pg 04108/00594 District Zoning R1C Class Residential

Property Notes



077-062 03/23/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	392		290
Total Acres: .1697 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,700	78,700	0	73,700
Building	395,600	395,600	0	274,000
Total	474,300	474,300	0	347,700
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag	COST APPROACH			
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/21/20	1427	10,000	REMODEL	
03/09/04	41334	3,000	BLDG Shingle Roof Ov	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
				4108/594	

Printed: October 28, 2020

The diagram shows a building layout with dimensions in feet. The main rectangular area is 36 feet wide and 24 feet high. A smaller rectangular area, labeled 'A', is 8 feet wide and 5 feet high, located at the top right corner of the main area. The dimensions are labeled as follows: 24 (top), 36 (left), 36 (right), 24 (bottom), 8 (width of A), 5 (height of A), 6 (width of B), 22 (height of B), and 6 (width of C).

ID	Code	Description	Area
A		Main Building	864
B	11	OFF	132
C	11	OFF	40

Line #	Low	1st	2nd	3rd	Value
1		11			2,170
2		11			680

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LESSARD KATHLEEN H	Living Units 2
C/O STEPHANIE ROSARIO	Neighborhood 120
22 GRANT AVE	Alternate ID 2
BROCKTON MA 02301	Vol / Pg 04108/00594
	District
	Zoning R1C
	Class Residential

Property Notes



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**Dwelling Information**

<b>Style</b>	Colonial Ne	<b>Year Built</b>	1900
<b>Story height</b>	1.7	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Natural	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

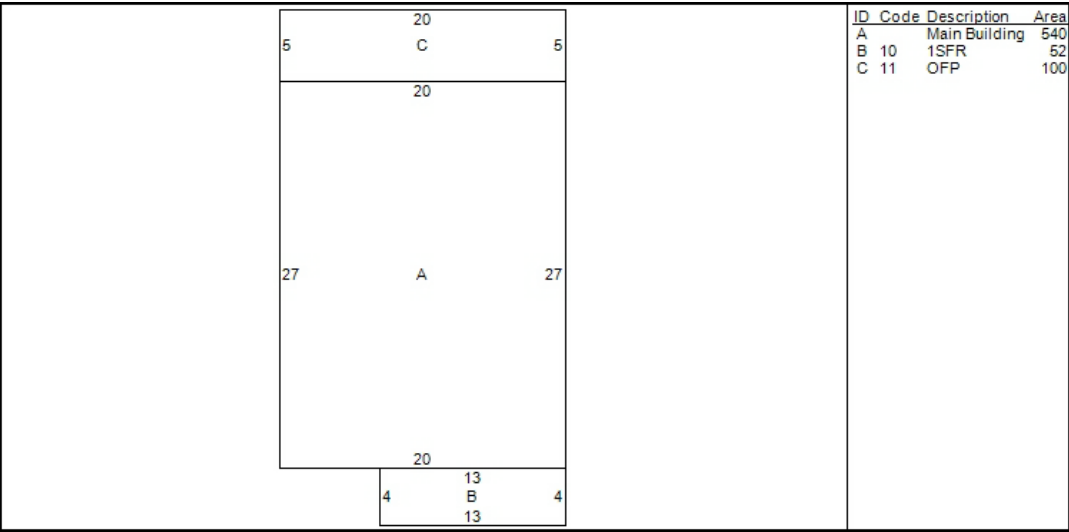
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	224,789	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	14,062	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	238,850	<b>Additions</b>	3,850
<b>Ground Floor Area</b>	540		
<b>Total Living Area</b>	997	<b>Dwelling Value</b>	151,940

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		10			2,360
2		11			1,490