

Situs : 28 GRANT AV

Parcel ID: 077-063

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

DUQUETTE JERRY W
& THERESA M DUQUETTE
28 GRANT AVE
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 120
Alternate ID 4
Vol / Pg 04127/00432
District
Zoning R1C
Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,528		77,720
Total Acres: .1499 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,700	77,700	0	73,000
Building	193,400	164,300	0	152,600
Total	271,100	242,000	0	225,600
Manual Override Reason				
Base Date of Value 1/1/2020				
Effective Date of Value 1/1/2020				
Value Flag MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other
07/09/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/16/20	1681	31,493	SOLARPANLS	
07/09/18	69509	10,872	WNDWS	100
04/25/18	68708	10,450	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4127/432		

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Dwelling Information

Style

Colonial

Year Built

1900

Story height

2

Eff Year Built

Attic

Unfin

Year Remodeled

Exterior Walls

Asbestos

Amenities

Masonry Trim

x

In-law Apt

No

Color

Blue

Basement

Basement

Full

Car Bsm t Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Oil

System Type

Steam

Fireplaces

Stacks

Openings

Pre-Fab

1

Room Detail

Bedrooms

3

Full Baths

2

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

7

Bath Type

Kitchen Type

Bath Remod

No

Kitchen Remod

No

Adjustments

Int vs Ext

Same

Unfinished Area

Cathedral Ceiling

x

Unheated Area

Grade & Depreciation

Grade

C

Market Adj

Condition

Average

Functional

CDU

FAIR

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

304,742

% Good

45

Plumbing

9,062

% Good Override

Basement

17,331

Functional

Heating

0

Economic

Attic

7,463

% Complete

Other Features

3,416

C&D Factor

Subtotal

342,010

Adj Factor

1

Additions

10,400

Ground Floor Area

782

Dwelling Value

164,300

Total Living Area

1,867

Building Notes

23

12

C

12

23

34

A

34

23

3

9

B

9

3

4

5

D

5

4

ID

Code

Description

Area

A

Main Building

782

B

50/15

BSMT/FBAY

27

C

50/10

BSMT/1SFR

276

D

11

OFP

20

E

RP6

ABOVE GROUND

450*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Ag Pool

1 x 450

450

1

1980

C

A

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

50

15

1,260

2

50

10

8,910

3

11

230