

**Situs : 32 GRANT AV**

**Parcel ID: 077-064**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CRUISE PA TRICK S  
YUSRA M CRUISE  
32 GRANT AVE  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 120  
Alternate ID 5  
Vol / Pg 50353/127  
District  
Zoning R1C  
Class Residential

**Property Notes**



077-064 03/23/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,515		77,700

Total Acres: .1496  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	77,700	77,700	0	73,000
Building	227,500	223,700	0	185,900
Total	305,200	301,400	0	258,900

**Manual Override Reason**

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

**Entrance Information**

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

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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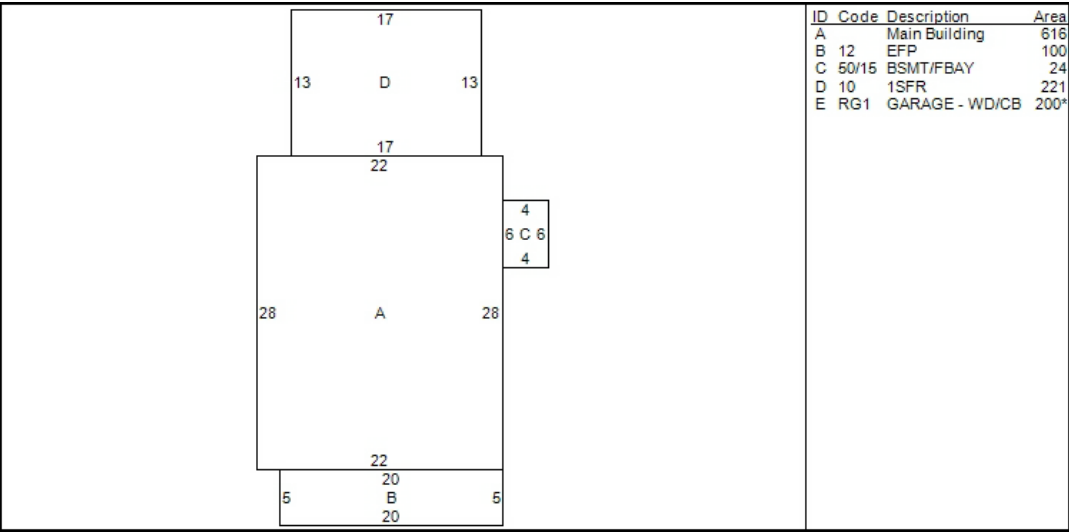
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/18	1	Land + Bldg	Transfer Of Convenience	50353/127	Quit Claim	CRUISE PATRICK S
05/08/18	1	Land + Bldg	Family Sale	49776/228	Quit Claim	CRUISE PATRICK S
01/26/16			Transfer Of Convenience	46529/258	Quit Claim	CRUISE PATRICK S
12/18/13	150,000	Land + Bldg	Family Sale	43930/266		
07/07/08		Land + Bldg	Transfer Of Convenience	36155/110		

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Dwelling Information			
<b>Style</b>	Colonial	<b>Year Built</b>	1900
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<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		Fireplaces	
<b>Heat Type</b>	Central Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<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>	1	<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>	Good	<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>	286,697	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	16,305	<b>Functional</b>	
<b>Heating</b>	7,816	<b>Economic</b>	
<b>Attic</b>	17,552	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	328,370	<b>Additions</b>	14,020
<b>Ground Floor Area</b>	616		
<b>Total Living Area</b>	1,662	<b>Dwelling Value</b>	217,610

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	200	200	1	1983	C	A	6,100

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		12			2,050	
2	50	15			1,800	
3		10			10,170	