

<b>Situs : 62 GRANT AV</b>	<b>Parcel ID: 077-068</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
BUSHFAN HENRY G TRUSTEE CAROLYN B BUSHFAN TRUSTEE 62 GRANT AV BROCKTON MA 02301	Living Units 1 Neighborhood 120 Alternate ID 10 Vol / Pg 43118/227 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 3,960			2,890
Total Acres: .2516				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,300	81,300	0	75,600
Building	325,800	392,800	0	238,900
Total	407,100	474,100	0	314,500
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
01/03/17	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/01/16	64169	5,228	INS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/28/13		Land + Bldg	Transfer Of Convenience	43118/227		
03/01/88	154,000	Land + Bldg	Valid Sale			

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1920
<b>Story height</b>	2	<b>Eff Year Built</b>	1980
<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>	Yellow	<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>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	8		
<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**

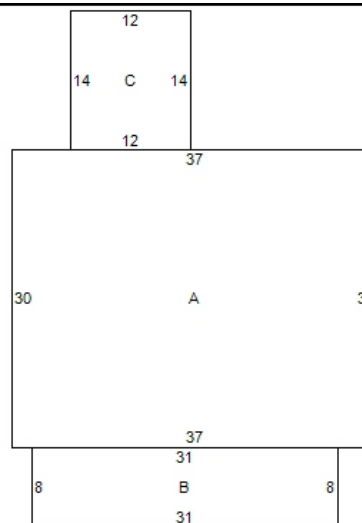
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	413,523	<b>% Good</b>	80
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	23,517	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	25,317	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	468,880	<b>Additions</b>	7,440
<b>Ground Floor Area</b>	1,110		
<b>Total Living Area</b>	2,553	<b>Dwelling Value</b>	382,540

**Building Notes**

ID	Code	Description	Area
A		Main Building	1110
B	11	OPF	248
C	31	WDK	168
D	RG1	GARAGE - WD/CB	400*
E	RS1	FRAME UTILITY SHED	144*
F	RP6	ABOVE GROUND	450*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 400		400	1	1989	C	A	9,690
Frame Shed	1 x 144		144	1	1925	C	A	530
Ag Pool	1 x 450		450	1	1992	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		11			5,200
2		31			2,240