

Situs : 89 GROVE ST	Parcel ID: 127-008	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
HAWKINS DONNA E MARSHALL J HAWKINS 89 GROVE ST BROCKTON MA 02302	Living Units 1 Neighborhood 90 Alternate ID 59 Vol / Pg District Zoning R1C Class Residential

Property Notes



127-008 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,270			77,340
Total Acres: .1439 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	209,500	254,800	0	195,000
Total	286,800	332,100	0	267,700
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
08/21/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

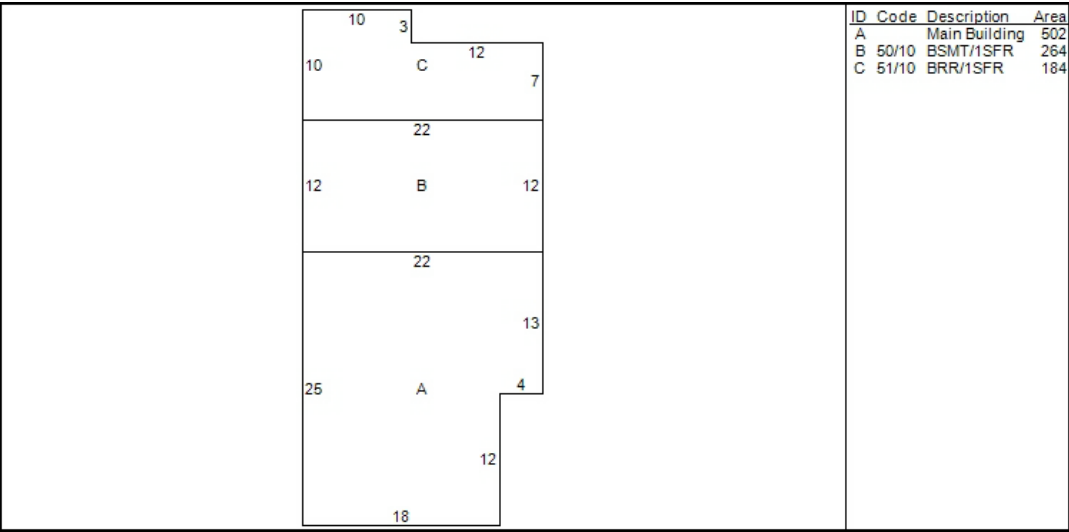
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/17/18	68193	5,950	ROOF/REP	Other Renovations Too
11/07/01	35743	3,770	BLDG	Strip & Reroof

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/11/18	285,000	Land + Bldg	Valid Sale	50028/8	Quit Claim	HAWKINS DONNA E
01/11/18	136,000	Land + Bldg	Private Sale No Put On Market	49394/283	Quit Claim	EAGLE DIVERSIFIED LLC

Situs : 89 GROVE ST	Parcel Id: 127-008	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	2000
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	233,841	% Good	85
Plumbing	13,050	% Good Override	
Basement	14,629	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	261,520	Additions	32,480
Ground Floor Area	502		
Total Living Area	1,201	Dwelling Value	254,770

Building Notes	



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

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	10			17,430	
2	51	10			15,050	