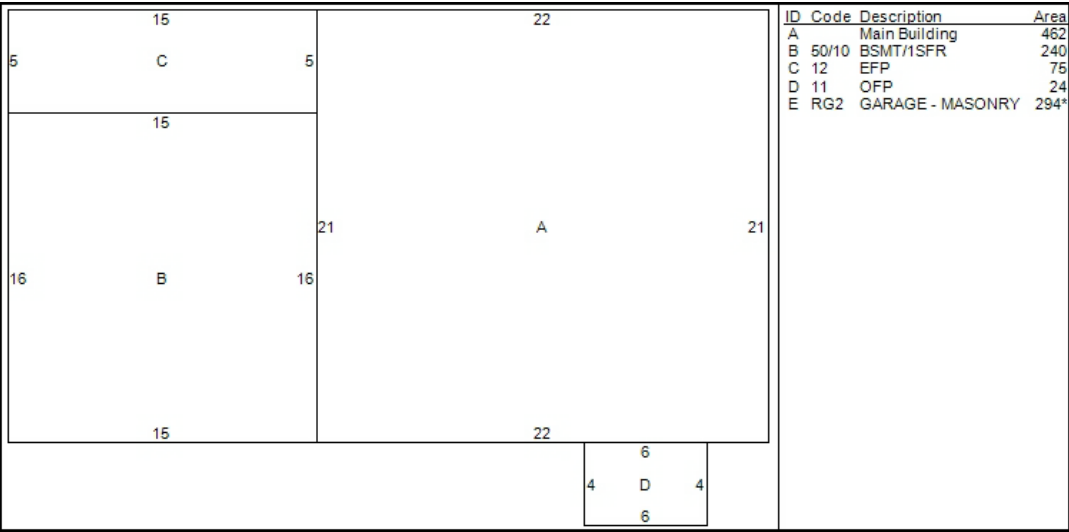


Situs : 81 GROVE ST		Parcel ID: 127-009		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
GARCIA FAUSTINO 81 GROVE ST BROCKTON MA 02302			Living Units 1 Neighborhood 90 Alternate ID 60 Vol / Pg 16682/290 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	4,750			75,140				
Total Acres: .109 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		75,100	75,100	0	71,100				
Building		135,100	125,700	0	109,100				
Total		210,200	200,800	0	180,200				
Manual Override Reason									
Base Date of Value						1/1/2020			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
08/19/20	1417	30,000	EXTERIOR	R W S					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
10/07/98	61,400	Land + Bldg	Valid Sale	16682/290		GARCIA FAUSTINO			

Situs : 81 GROVE ST	Parcel Id: 127-009	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	138,582	% Good	62
Plumbing		% Good Override	
Basement	13,004	Functional	
Heating	0	Economic	
Attic	22,399	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	173,990	Additions	12,530
Ground Floor Area	462		
Total Living Area	887	Dwelling Value	120,400

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	14 x 21		294	1	1925	C	F	5,250

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			10,730	
2		12			1,430	
3		11			370	