

Situs : 69 GROVE ST

Parcel ID: 127-011

Class : Single Family Residence

Card: 1 of 1

Printed: October 28, 2020


CURRENT OWNER

BERMUDEZ CECILIO
AND RADINA GARCIA
69 GROVE ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 90
Alternate ID 62
Vol / Pg 25349/200
District
Zoning R1C
Class Residential

Property Notes



127-011 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	4,962			3,620
Total Acres: .2746				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,000	82,000	0	76,100
Building	201,100	213,000	0	173,000
Total	283,100	295,000	0	249,100
Manual Override Reason				
		Base Date of Value	1/1/2020	
Value Flag		Effective Date of Value	1/1/2020	
MARKET APPROACH				
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/21/20	GL	Field Review	Other

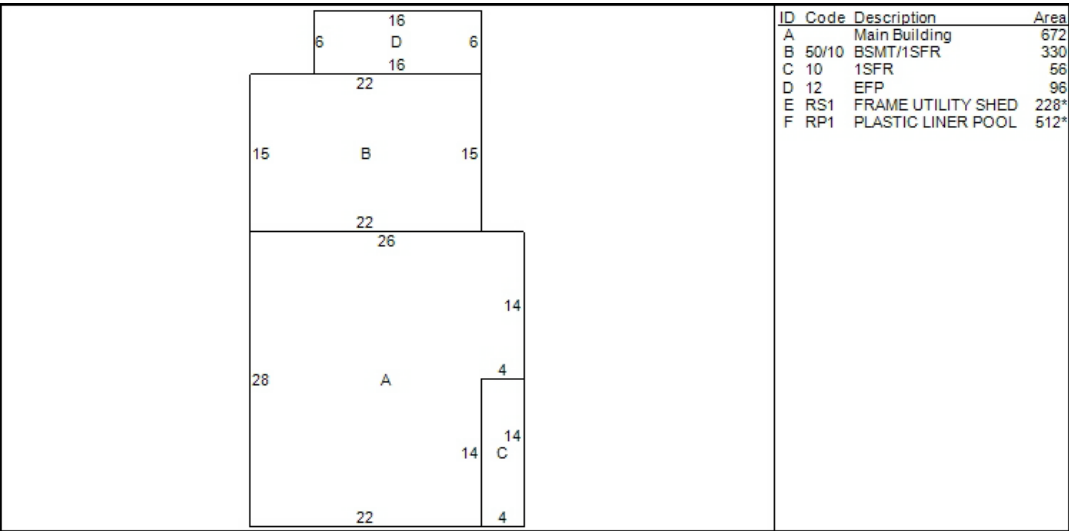
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/07/18	12,000	12,000	ROOF/NEW	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/04/03	220,000	Land + Bldg	Valid Sale	25349/200		BERMUDEZ CECILIO
02/28/03		Land + Bldg	Transfer Of Convenience	24338/349		
06/07/02		Land + Bldg	Transfer Of Convenience	22224/338		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath 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	273,624	% Good	62
Plumbing	9,787	% Good Override	
Basement	17,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	300,530	Additions	20,460
Ground Floor Area	672		
Total Living Area	1,562	Dwelling Value	206,790

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 228		228	1	1991	C	A	880
Pool-Plin	1 x 512		512	1	1975	C	A	5,330

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			15,750	
2		10			2,730	
3		12			1,980	