

Situs : 3 MCGRATH AV		Parcel ID: 127-025		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DOR KAREN 3 MCGRATH AV BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 1-2 Vol / Pg 45728/201 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors		Influence %		Value		
Primary		SF 7,000					78,400		
Residual		SF 2,661					1,940		
Total Acres: .2218 Spot: Location:									
Entrance Information									
Date	ID	Entry Code		Source					
08/26/20	GL	Field Review		Other					
Assessment Information									
		Appraised	Cost	Income		Prior			
Land		80,300	80,300	0		74,900			
Building		204,700	227,200	0		209,100			
Total		285,000	307,500	0		284,000			
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
MARKET APPROACH									
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
11/13/03	40870	3,000	BLDG Strip & Re-Roof		100				
Sales/Ownership History									
Transfer Date		Price	Type	Validity		Deed Reference	Deed Type	Grantee	
06/29/15		230,000	Land + Bldg	Valid Sale		45728/201		DOR KAREN	
09/08/10		184,500	Land + Bldg	Family Sale		38953/233			

Situs : 3 MCGRATH AV

Parcel Id: 127-025

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Ranch

1

None

Brick

x

Natural

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1960

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

Car Bsm t Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Oil

Hot Water

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

5

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Good

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

265,736

22,669

0

0

9,382

297,790

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

76

1

530

Ground Floor Area

Total Living Area

Dwelling Value

1,176

1,176

226,850

Building Notes

42

26

28

32

5

6

5

6

14

A

B

ID	Code	Description	Area
A		Main Building	1176
B	11	OFF	30
C	RS1	FRAME UTILITY SHED	100*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	1980	C	A	370

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			530