

<b>Situs : 29 GROVE AV</b>	<b>Parcel ID: 127-028</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
CYRUS GINETTE 29 GROVE AVE BROCKTON MA 02302	Living Units    1 Neighborhood 210 Alternate ID    9 Vol / Pg District Zoning            R1C Class             Residential
<b>Property Notes</b>	



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,696		72,160
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> <span>Total Acres: .0619</span> <span>Location:</span> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,200	72,200	0	69,000
Building	176,000	173,600	0	146,100
Total	248,200	245,800	0	215,100
<div style="text-align: right; margin-top: 10px;"> <b>Manual Override Reason</b>  <b>Base Date of Value</b> 1/1/2020  <b>Effective Date of Value</b> 1/1/2020                 </div>				
<div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span><b>Value Flag</b> MARKET APPROACH</span> <span><b>Gross Building:</b></span> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other

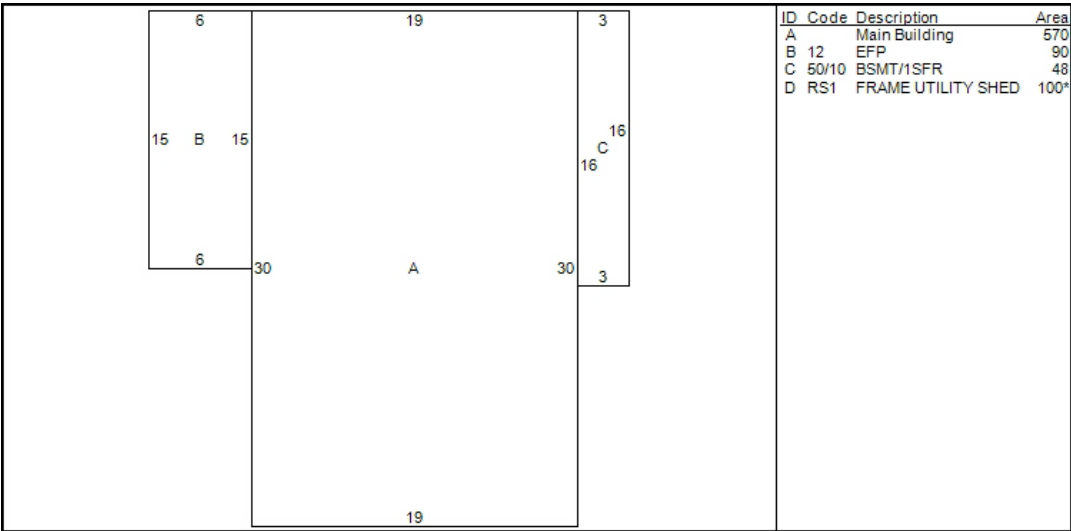
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/18/18	B69165	25,311	SOLARPANLS	100
07/13/12	56789	1,000	BLDG Storage In Bsmn	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/01/94	50,000	Land + Bldg	Valid Sale	13289/255		CYRUS GINETTE

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	249,673	% Good	62
Plumbing	6,525	% Good Override	
Basement	15,619	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	271,820	Additions	4,650
Ground Floor Area	570		
Total Living Area	903	Dwelling Value	173,180

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1992	C	A	410

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		12			1,860	
2	50	10			2,790	