

Situs : 15 GROVE AV	Parcel ID: 127-031	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
KHANG CHOU 15 GROVE AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 11 Vol / Pg 24944/257 District Zoning R1C Class Residential

Property Notes



127-031 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,334		75,980
Total Acres: .1225 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,000	76,000	0	71,800
Building	201,900	201,700	0	180,300
Total	277,900	277,700	0	252,100
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
08/26/20	GL	Field Review	Other
03/11/03	BM	Entry & Sign	Ow ner

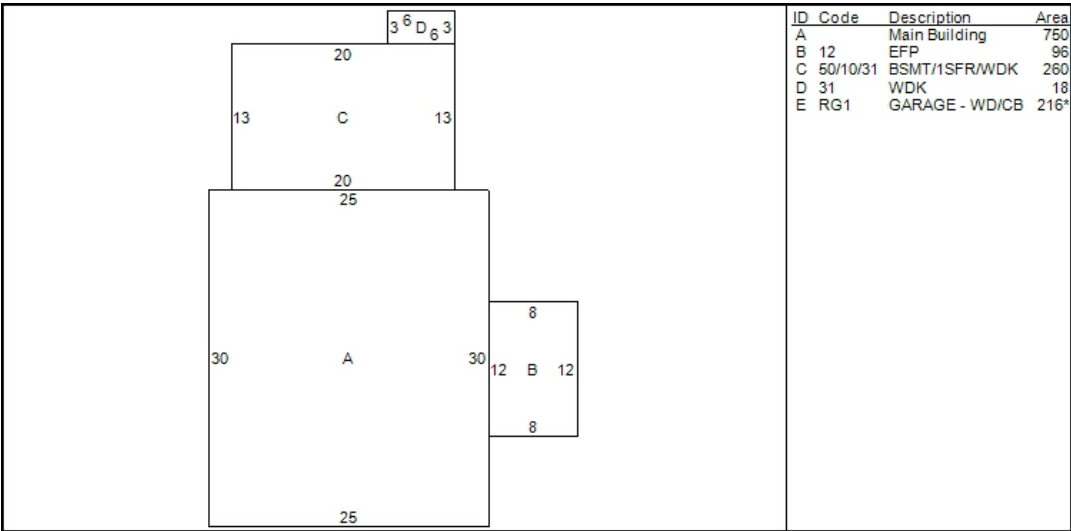
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/27/06	47567	7,436	BLDG Strip & Reroof	0
06/16/04	42034	9,000	BLDG Sidng, 3 Wndw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/28/03		Land + Bldg	Family Sale	24944/257		
08/01/95	65,500	Land + Bldg	Valid Sale			

Situs : 15 GROVE AV	Parcel Id: 127-031	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
---------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1879
Story height	1.7	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	Gas	Openings	
System Type	Warm Air	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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	270,272	% Good	62
Plumbing	6,041	% Good Override	
Basement	16,908	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	293,220	Additions	16,060
Ground Floor Area	750		
Total Living Area	1,573	Dwelling Value	197,860

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	216	216	1	1925	C	F	3,790

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			1,800	
2	50	10	31		14,070	
3		31			190	