


Situs : 8 GROVE AV		Parcel ID: 127-032		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
FREEMAN LAKISHA LEO GRAY 8 GROVE AVE BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 1-1 Vol / Pg 28968/131 District Zoning R1C Class Residential		
Property Notes					



127-032 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 4,713			75,080
<div>Total Acres: .1082</div> <div>Spot: Location:</div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,100	75,100	0	71,100
Building	185,200	200,700	0	180,900
Total	260,300	275,800	0	252,000
Manual Override Reason				
Value Flag		Base Date of Value	1/1/2020	
Gross Building:		Effective Date of Value	1/1/2020	
MARKET APPROACH				

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

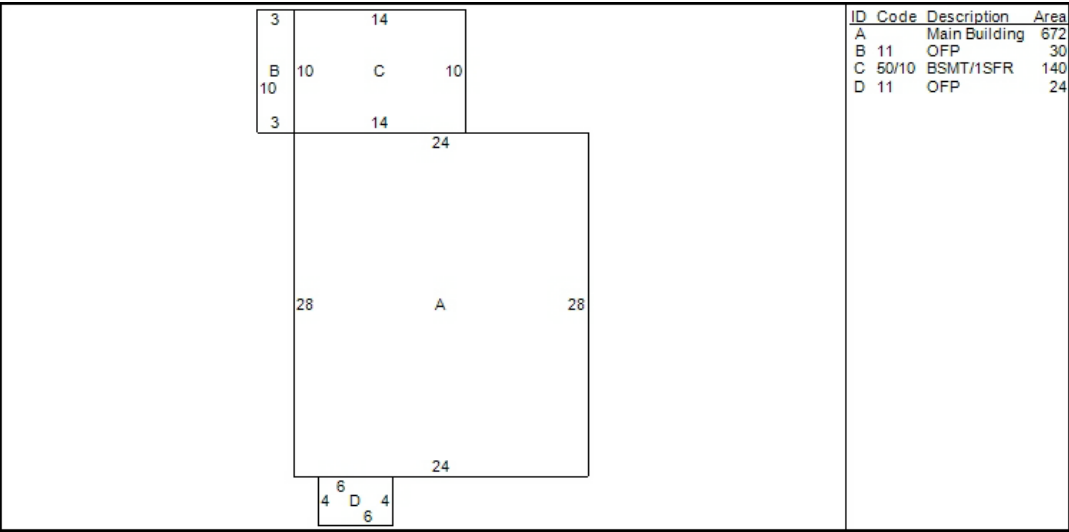
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/30/02	37273	250	BLDG Vinyl Window	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/04	214,000	Land + Bldg	Valid Sale	28968/131		
03/05/99		Land + Bldg	Family Sale	17216/320		

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Dwelling Information			
Style	Colonial Ne	Year Built	1847
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
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	2
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	273,624	% Good	62
Plumbing		% Good Override	
Basement	17,117	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	20,265	C&D Factor	
		Adj Factor	1
Subtotal	311,010	Additions	7,880
Ground Floor Area	672		
Total Living Area	1,148	Dwelling Value	200,710

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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			500	
2	50	10			7,010	
3		11			370	