

Situs : 16 GROVE AV		Parcel ID: 127-035		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SILVERIA BARBARA ANN & JOSEPH D SILVERIA 18 GROVE AVE BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 3 Vol / Pg 05788/00221 District Zoning R1C Class Residential						
Property Notes									
<div>127-035 03/23/2020</div>									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	7,000			78,400				
Residual	SF	4,407			3,220				
Total Acres: .2619 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/26/20	GL	Field Review	Other						
05/25/98	FT	Entry & Sign	Ow ner						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		81,600	81,600	0	75,800				
Building		213,300	239,200	0	205,100				
Total		294,900	320,800	0	280,900				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
09/26/02	37659	1,800	BLDG	Strip & Reroof		100			
03/20/97	27191	850	BLDG	16x16 Deck		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
5788/221									

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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	Blue		

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	
Fuel Type	None	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms		Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

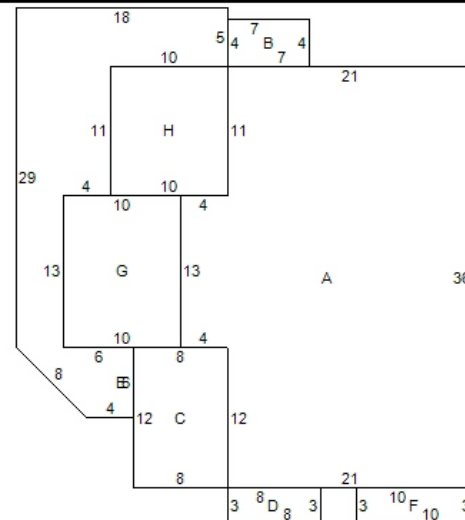
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	305,291	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,098	Functional	
Heating	8,323	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	342,500	Additions	17,050
Ground Floor Area	808		
Total Living Area	1,574	Dwelling Value	229,400

Building Notes



ID	Code	Description	Area
A		Main Building	808
B	12	EFB	28
C	12	EFB	96
D	11	OFB	24
E	31	WDB	272
F	15	FBAY	30
G	10	1SFR	130
H	12/31	EFB/WDB	110
I	RG1	GARAGE - WD/CB	264*
J	RS1	FRAME UTILITY SHED	48*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	22 x 12		264	1	2000	C	A	9,480
Frame Shed	6 x 8		48	1	2000	C	A	290

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	Line #	Low	1st	2nd	3rd	Value
1		12			560	5		15			1,800
2		12			1,980	6		10			6,200
3		11			370	7		12	31		3,350
4		31			2,790						