Situs: 22 GROVE AV

RESIDENTIAL PROPERTY RECORD CARD

2021

# **BROCKTON**

Parcel ID: 127-036

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

#### **CURRENT OWNER**

HAILU MELAKNESH K TEDLAYE MAMMEKTOT AYELE 22 GROVE AVE BROCKTON MA 02302

#### **GENERAL INFORMATION**

Living Units 1 Neighborhood 210 Alternate ID 4-1 Vol / Pg 49461/194

District

Zoning Class R1C Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	4,407			3,220

Total Acres: .2619 Spot:

Location:

	Assessment Info	rmation				
	Appraised	Cost	Income	Prior		
Land	81,600	81,600	0	75,800		
Building	200,800	204,600	0	181,300		
Total	282,400	286,200	0	257,100		

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

		Entrance Inform	ation
Date	ID	Entry Code	Source
08/26/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

			Permit Information	
Date Is	sued Number	Price	Purpose	% Complete

# Sales/Ownership History

Price Type Transfer Date 01/31/18 285,000 Land + Bldg

Validity Valid Sale Deed Reference Deed Type 49461/194 Quit Claim 4649/333

Grantee HAILU MELAKNESH K



Story height 1.5

Basement Full FBLA Size X Rec Rm Size X

Masonry Trim x

Attic None Exterior Walls Frame

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		Dwelling Information	
Style height Attic r Walls y Trim Color	Colonial Ne 1.5 None Frame X Gray	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
		Basement	
ement .A Size m Size	Full x x	# Car Bsmt Gar FBLA Type Rec Rm Type	

Parcel Id: 127-036

Heating	& Cooling	Fireplaces
Heat Type Fuel Type System Type	Oil	Stacks Openings Pre-Fab

#### **Room Detail** Bedrooms 3 Full Baths 1 Family Rooms Half Baths Kitchens Extra Fixtures 1 Total Rooms 6 Kitchen Type Bath Type Kitchen Remod No Bath Remod No

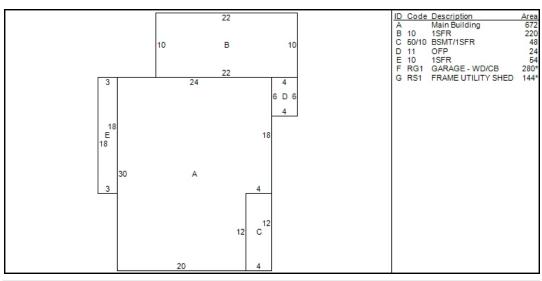
# Adjustments **Unfinished Area**

## Int vs Ext Same Cathedral Ceiling X **Unheated Area Grade & Depreciation**

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

Dwelling	g Computations	
273,624	% Good	62
3,262	% Good Override	
17,117	Functional	
0	Economic	
0	% Complete	
0	C&D Factor	
	Adj Factor	1
294,000	Additions	14,940
672		
1,330	Dwelling Value	197,220
	273,624 3,262 17,117 0 0 0 294,000	3,262 % Good Override 17,117 Functional 0 Economic 0 % Complete 0 C&D Factor Adj Factor Additions

Building	Notes
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	Outbuilding Data							
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1965	С	G	6,470
Frame Shed	12 x	12	144	1	2000	С	Α	880

Condom	inium / 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		10			9,180		
2	50	10			2,790		
3		11			370		
4		10			2,600		