

Situs : 22 GROVE AV		Parcel ID: 127-036		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
HAILU MELAKNESH K TEDLAYE MAMMEKTOT AYELE 22 GROVE AVE BROCKTON MA 02302			Living Units 1 Neighborhood 210 Alternate ID 4-1 Vol / Pg 49461/194 District Zoning R1C Class Residential		
Property Notes					
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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:

Assessment Information

	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

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
11/19/14	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete



Situs : 22 GROVE AV

Parcel Id: 127-036

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style

Colonial Ne

Year Built

1900

Story height

1.5

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Frame

Amenities

Masonry Trim

x

In-law Apt

No

Color

Gray

Basement

Basement

Full

Car Bsm't Gar

FBLA Size

x

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Oil

System Type

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

3

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

1

Total Rooms

6

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

Average

Functional

CDU

AVERAGE

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

273,624

% Good

62

Plumbing

3,262

% Good Override

Basement

17,117

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

0

C&D Factor

Adj Factor

1

Additions

14,940

Subtotal

294,000

Ground Floor Area

672

Total Living Area

1,330

Dwelling Value

197,220

Building Notes

22

10

B

10

22

3

24

4

6

D

6

4

18

E

18

3

30

A

4

12

C

12

20

4

ID

Code

Description

Area

A

Main Building

672

B

10

1SFR

220

C

50/10

BSMT/1SFR

48

D

11

OPF

24

E

10

1SFR

54

F

RG1

GARAGE - WD/CB

280*

G

RS1

FRAME UTILITY SHED

144*

Outbuilding Data

Type

Size 1

Size 2

Area

Qty

Yr Blt

Grade

Condition

Value

Det Garage

1 x 280

280

1

1965

C

G

6,470

Frame Shed

12 x 12

144

1

2000

C

A

880

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

10

9,180

2

50

10

2,790

3

11

370

4

10

2,600