

<b>Situs : 28 GROVE AV</b>	<b>Parcel ID: 127-037</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
DGS INVESTMENTS LLC 331 PLAIN ST STE 1 BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 45714/42 District Zoning R1C Class Residential

Property Notes
06/2015 MLS=SHORT SALE



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,730		75,110
Total Acres: .1086 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,100	75,100	0	71,100
Building	168,500	146,000	0	146,500
Total	243,600	221,100	0	217,600
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
06/25/15	85,000	Land + Bldg	Outlier-Written Desc Needed	45714/42	
07/30/04	217,900	Land + Bldg	Valid Sale	28777/109	
07/17/01	121,000	Land + Bldg	Sale After Foreclosure	20194/223	
07/13/01	90,000	Land + Bldg	Sold Twice In Same Year	20182/344	
07/13/01	80,000	Land + Bldg	Sale After Foreclosure	20182/334	
Grantee DGS INVESTMENTS LLC					

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Card: 1 of 1

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Dwelling Information

Style

Story height

Attic

Exterior Walls

Masonry Trim

Color

Cape

1

Full-Fin

Al/Vinyl

x

Gray

Year Built

Eff Year Built

Year Remodeled

Amenities

In-law Apt

1950

No

Basement

Basement

FBLA Size

Rec Rm Size

Full

x

x

# Car Bsm't Gar

FBLA Type

Rec Rm Type

Heating & Cooling

Heat Type

Fuel Type

System Type

Basic

Gas

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

1

1

Room Detail

Bedrooms

Family Rooms

Kitchens

Total Rooms

Kitchen Type

Kitchen Remod

3

6

No

Full Baths

Half Baths

Extra Fixtures

Bath Type

Bath Remod

1

No

Adjustments

Int vs Ext

Cathedral Ceiling

Same

x

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

Condition

CDU

Cost & Design

% Complete

C

Average

AVERAGE

0

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

Plumbing

Basement

Heating

Attic

Other Features

Subtotal

139,584

13,098

0

22,561

9,382

184,630

% Good

% Good Override

Functional

Economic

% Complete

C&D Factor

Adj Factor

Additions

72

1

13,030

Ground Floor Area

Total Living Area

Dwelling Value

468

848

145,960

Building Notes

5

5

5

17

7

5

17

5

26

18

18

12

14

9

26

A

B

C

ID	Code	Description	Area
A		Main Building	468
B	12	EFP	119
C	50/10	BSMT/1SFR	193
D	31	WDK	25

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		12			2,590
2	50	10			10,150
3		31			290