

<b>Situs : 34 GROVE AV</b>	<b>Parcel ID: 127-052</b>	<b>Class : Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CORREIA CLAUDINO 34 GROVE AVE BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 5-1 Vol / Pg 48930/32 District Zoning R1C Class Residential
Property Notes	



127-052 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,825		76,700
Total Acres: .1337 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,700	76,700	0	72,300
Building	248,100	225,100	0	207,900
Total	324,800	301,800	0	280,200
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
02/09/12	RH	Entry & Sign	Ow ner
04/16/04	BM	Not At Home	Other

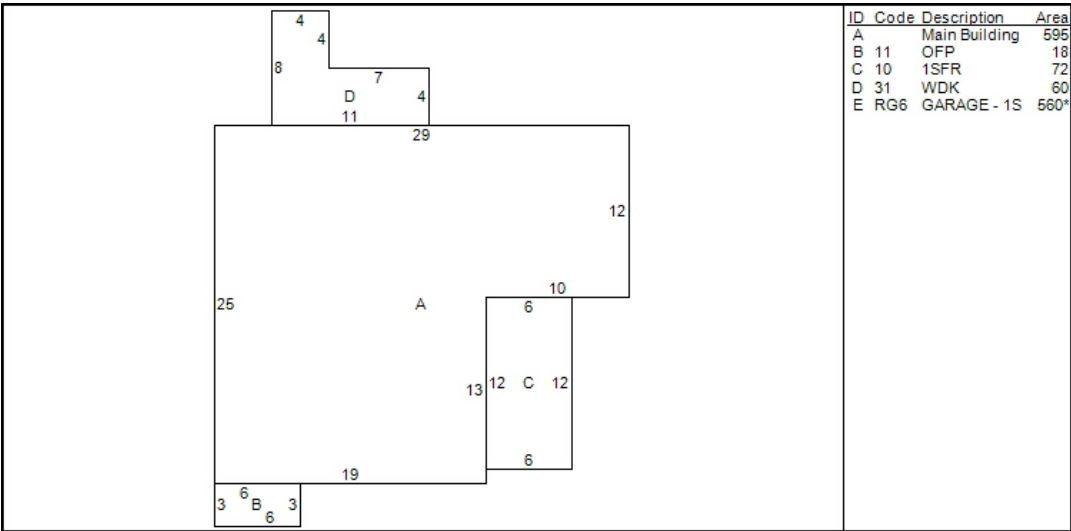
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/07/04	41098	3,000	BLDG Redo Garage	100
01/30/03	38287	18,000	BLDG 2 Car Garage	100
11/01/02	37918	0	BLDG Demo 2 Car Gara	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/15/17	1	Land + Bldg	Transfer Of Convenience	48930/32	Quit Claim	CORREIA CLAUDINO
07/26/01		Land + Bldg	Family Sale	20244/343		
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Dwelling Information			
<b>Style</b>	Two Family	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Gray	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	7	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	255,762	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	16,000	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	281,550	<b>Additions</b>	14,690
<b>Ground Floor Area</b>	595		
<b>Total Living Area</b>	965	<b>Dwelling Value</b>	206,710

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	560	560	1	2004	C	A	18,360

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		11			990	
2		10			12,460	
3			31		1,240	