

Situs : 40 GROVE AV	Parcel ID: 127-053	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
----------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

CURRENT OWNER	GENERAL INFORMATION
BROWDER MARIA 40 GROVE AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 5 Vol / Pg 44789/282 District Zoning R1C Class Residential
Property Notes	



127-053 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,856		78,190
Total Acres: .1574 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,200	78,200	0	73,400
Building	188,200	198,500	0	159,700
Total	266,400	276,700	0	233,100
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
09/15/20	CP	Entry Gained	Ow ner
08/26/20	GL	Field Review	Other
03/05/20	CP	Entry & Sign	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
09/30/14	145,000	Land + Bldg	Sale After Foreclosure	44789/282	
11/04/13	131,750	Land + Bldg	Repossession	43791/273	
05/05/06	280,000	Land + Bldg	Court Order/Decree	32639/22	
Grantee BROWDER MARIA					

Situs : 40 GROVE AV

Parcel Id: 127-053

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks
Fuel Type	Gas	Openings
System Type	Hot Water	Pre-Fab

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

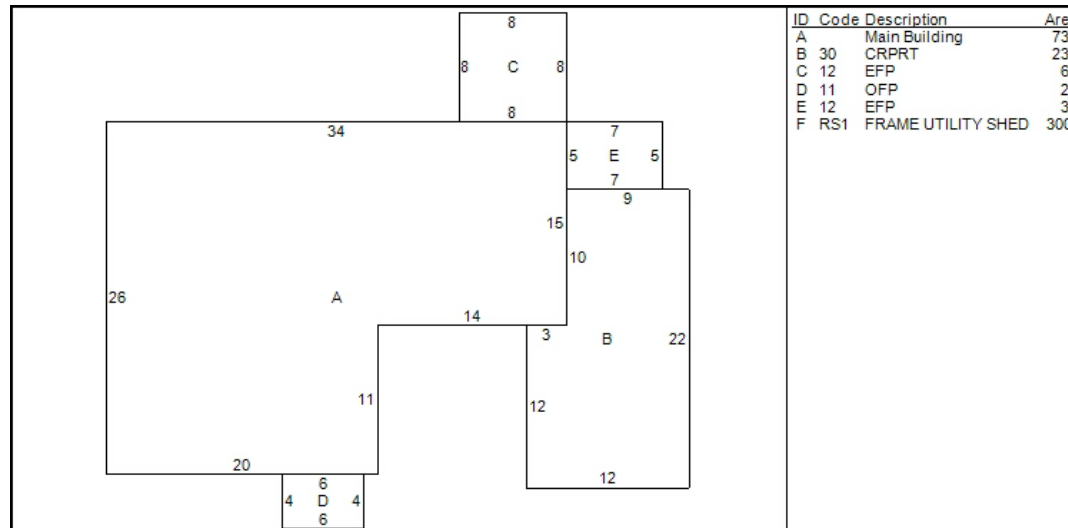
Grade & Depreciation

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

Dwelling Computations

Base Price	287,022	% Good	62
Plumbing	6,525	% Good Override	
Basement	17,955	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	311,500	Additions	4,020
Ground Floor Area	730		
Total Living Area	1,095	Dwelling Value	197,150

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	300	300	1	1925	C	G	1,380

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		30			1,610
2		12			1,300
3		11			370
4		12			740