

Situs : 4 MCGRATH AV	Parcel ID: 127-063	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
OYEWUSI OLALEKAN MELODY OYEWUSI 4 MCGRATH AV BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 7-1HEM Vol / Pg 42325/241 District Zoning R1C Class Residential

Property Notes



127-063 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 38			30
Total Acres: .1616				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,400	78,400	0	73,500
Building	185,100	184,200	0	184,000
Total	263,500	262,600	0	257,500
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
08/03/11	55242	7,500	BLDG Int/Ext Redo	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/12	160,000	Land + Bldg	Valid Sale	42325/241		
11/30/11	155,000	Land + Bldg	Valid Sale	40654/310		
06/10/11	60,000	Land + Bldg	Change After Sale (Physical)	40012/51		
08/10/05	274,000	Land + Bldg	Valid Sale	31111/315		

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Dwelling Information

Style	Ranch	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement Full	# Car Bsm't Gar
FBLA Size 325	FBLA Type
Rec Rm Size x	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Basic
Fuel Type	Oil
System Type	Hot Water

**Stacks
Openings
Pre-Fab**

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

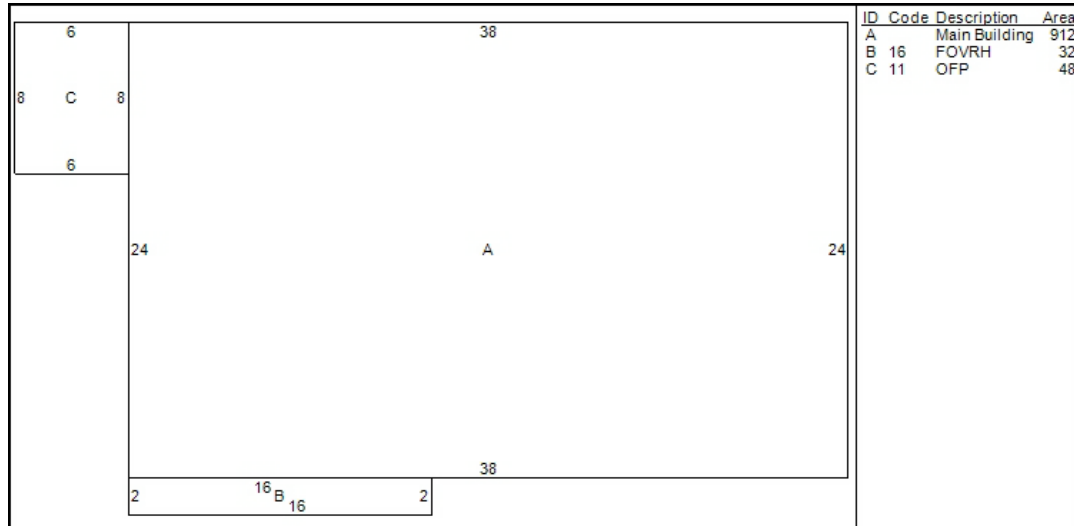
Grade & Depreciation

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

Dwelling Computations

Base Price	203,487	% Good	76
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	16,042	C&D Factor	
		Adj Factor	1
Subtotal	238,620	Additions	2,890
Ground Floor Area	912		
Total Living Area	1,269	Dwelling Value	184,240

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		16			1,980
2		11			910