

**Situs : 26 HERM ON ST**

**Parcel ID: 172-341**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

GRANDE CHRISTOPHER  
PAMELA M GRANDE  
26 HERMON ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	2
Vol / Pg	17938/264
District	
Zoning	R1C
Class	Residential

## Property Notes



172-341 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,200			88,700

Total Acres: .1653  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/14/20	JR	Field Review	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	88,700	88,700	0	78,300
Building	211,700	211,200	0	201,100
Total	300,400	299,900	0	279,400

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/23/15	B63818	1,000	BLDG Pellet Stove	100
08/21/03	40257	5,000	BLDG Side, Roof, 11	100
05/01/01	34464	1,800	BLDG 18' Rd A/G Pool	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/08/99		Land + Bldg	Transfer Of Convenience	17938/264		

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Dwelling Information			
Style	F To B Splt	Year Built	1976
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Part	# Car Bsm't Gar	
FBLA Size	381	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	209,251	% Good	80
Plumbing		% Good Override	
Basement	9,818	Functional	
Heating	5,705	Economic	
Attic	0	% Complete	
Other Features	18,807	C&D Factor	
		Adj Factor	1
Subtotal	243,580	Additions	4,880
Ground Floor Area	952		
Total Living Area	1,401	Dwelling Value	199,740
Building Notes			

Outbuilding Data									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
Det Garage	1 x	576	576	1	1983	C	A	11,200	
Frame Shed	1 x	80	80	1	1980	C	A	290	
Ag Pool	1 x	250	250	1	2001	C	A		

  

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

  

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			4,080	
2		31			480	
3		31			320	