

<b>Situs : 143 CLIFTON AV</b>	<b>Parcel ID: 076-034</b>	<b>Class: Two-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
<p style="text-align: center;">GREEN NICOLE 143 CLIFTON AV BROCKTON MA 02301</p>	<p>Living Units    2 Neighborhood   120 Alternate ID    23 Vol / Pg        20347/180 District Zoning           R1C Class            Residential</p>
<b>Property Notes</b>	



076-034 03/23/2020

Land Information				
Type		Size	Influence Factors	Influence %      Value
Primary	SF	7,000		78,400
Residual	SF	3,890		2,840
Total Acres: .25				
Spot:			Location:	

Assessment Information				
	Appraised	Cost	Income	Prior
Land	81,200	81,200	0	75,600
Building	272,900	269,300	0	220,100
Total	354,100	350,500	0	295,700
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
08/28/20	AW	Field Review	Other

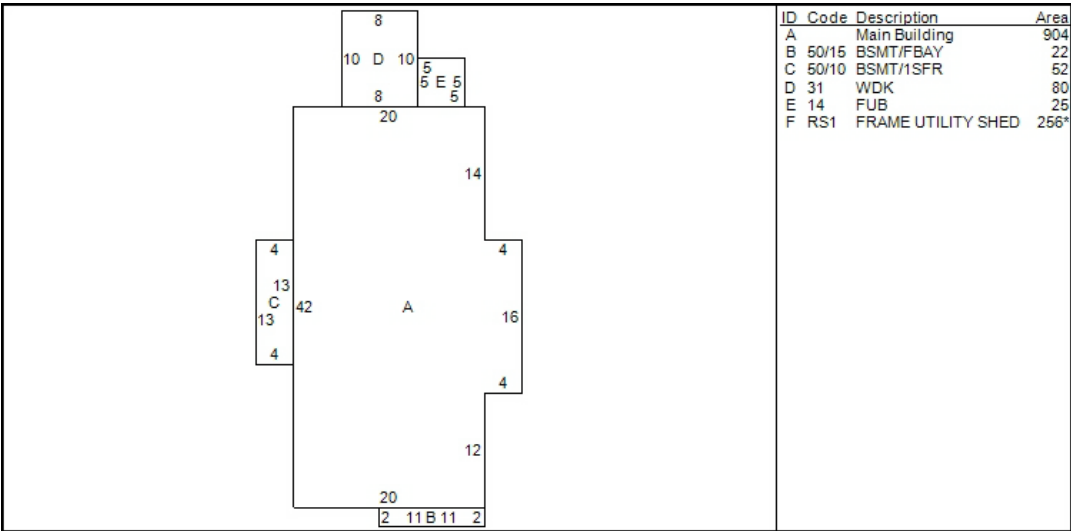
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/24/12	56532	5,000	BLDG      240sq Ft Shed	100
10/20/11	55633	0	BLDG      Demo Garage	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/01	216,500	Land + Bldg	Valid Sale	20347/180		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	327,619	% Good	62
Plumbing	9,787	% Good Override	
Basement	20,495	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	21,210
Subtotal	357,900		
Ground Floor Area	904		
Total Living Area	1,430	Dwelling Value	265,300

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	256	256	1	2012	B	A	4,010

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	50	15			7,380	
2	50	10			11,970	
3			31		1,550	
4		14			310	