
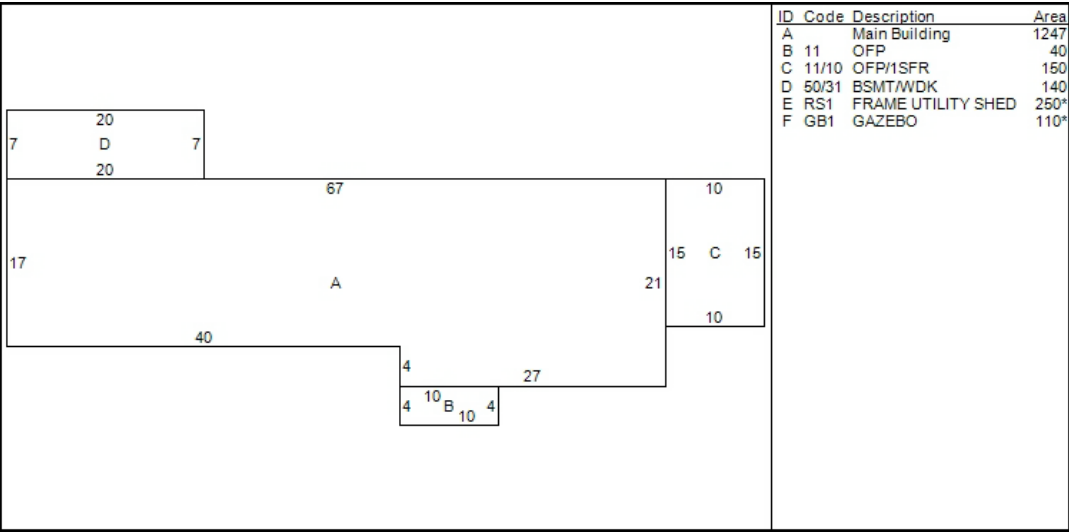


Situs : 116 CLIFTON AV		Parcel ID: 077-093		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020		
CURRENT OWNER			GENERAL INFORMATION							
HARVEY PAM TR 116 CLIFTON AVE BROCKTON MA 02301			Living Units 1 Neighborhood 120 Alternate ID 11 Vol / Pg 37580/121 District Zoning R1C Class Residential							
Property Notes										
Land Information						Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Land	Appraised	Cost	Income	Prior
Primary	SF 7,000			78,400		Building	289,300	336,300	0	241,500
Residual	SF 13,101			9,560		Total	377,300	424,300	0	321,900
Total Acres: .4615 Spot:						Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020				
Entrance Information						Permit Information				
Date	ID	Entry Code	Source			Date Issued	Number	Price	Purpose	% Complete
08/31/20	AW	Field Review	Other			09/17/98	29586	4,500	BLDG Dk/Roof/Gutter	100
Sales/Ownership History										
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee				
				37580/121						

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	2
FBLA Size	400	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	448,802	% Good	62
Plumbing	9,787	% Good Override	
Basement	25,524	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	34,751	C&D Factor	
		Adj Factor	1
Subtotal	518,860	Additions	10,290
Ground Floor Area	1,247		
Total Living Area	3,044	Dwelling Value	331,980

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 250		250	1	1925	B	A	1,150
Gazebo	1 x 110		110	1	2008	B	A	3,130

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		11			680	
2		11	10		7,190	
3	50	31			2,420	