

Situs : 124 CLIFTON AV

Parcel ID: 077-094

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020


CURRENT OWNER

ANDREWS DAVID A  
& MARY ANNE ANDREWS  
124 CLIFTON AVE  
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1  
Neighborhood 120  
Alternate ID 12  
Vol / Pg 07415/00107  
District  
Zoning R1C  
Class Residential

Property Notes



077-094 03/23/2020

Land Information

| Type     |    | Size  | Influence Factors | Influence % | Value  |
|----------|----|-------|-------------------|-------------|--------|
| Primary  | SF | 7,000 |                   |             | 78,400 |
| Residual | SF | 5,950 |                   |             | 4,340  |

Total Acres: .2973  
Spot: Location:

Assessment Information

|          | Appraised | Cost    | Income | Prior   |
|----------|-----------|---------|--------|---------|
| Land     | 82,700    | 82,700  | 0      | 76,700  |
| Building | 240,500   | 267,200 | 0      | 208,100 |
| Total    | 323,200   | 349,900 | 0      | 284,800 |

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 |
|----------|----|--------------|--------|
| 08/31/20 | AW | Field Review | Other  |
| 05/15/98 | FT | Not At Home  | Other  |

Permit Information

| Date Issued | Number | Price | Purpose               | % Complete |
|-------------|--------|-------|-----------------------|------------|
| 06/12/97    | 27557  | 1,000 | BLDG Vinyl Siding, Et | 100        |

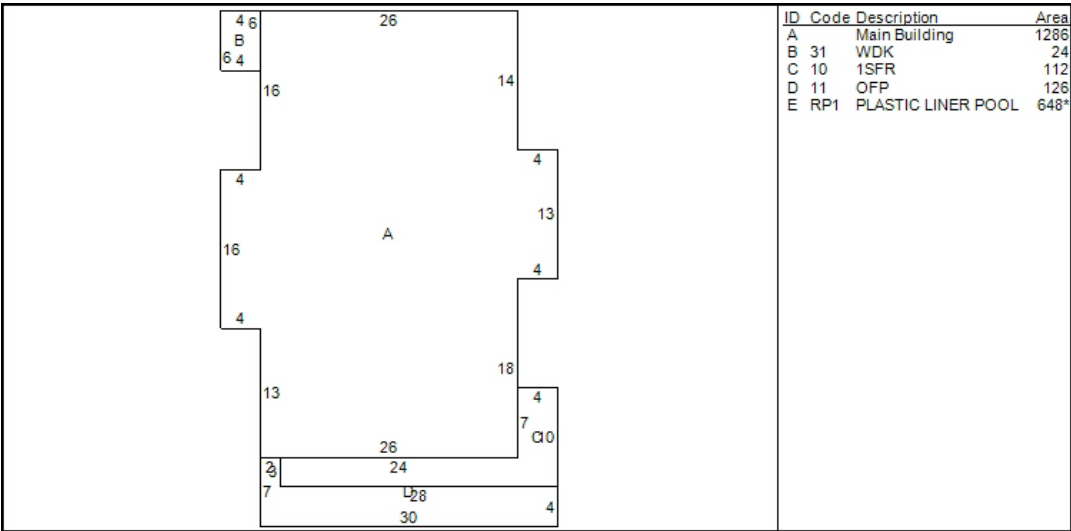
Sales/Ownership History

| Transfer Date | Price   | Type        | Validity   | Deed Reference | Deed Type | Grantee |
|---------------|---------|-------------|------------|----------------|-----------|---------|
| 01/01/87      | 126,900 | Land + Bldg | Valid Sale |                |           |         |
| 08/01/86      | 111,000 | Land + Bldg |            |                |           |         |
|               |         |             |            | 7415/107       |           |         |

|                        |                    |                                |              |                           |
|------------------------|--------------------|--------------------------------|--------------|---------------------------|
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|------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information  |             |                 |         |
|-----------------------|-------------|-----------------|---------|
| Style                 | Colonial Ne | Year Built      | 1900    |
| Story height          | 1.7         | Eff Year Built  |         |
| Attic                 | None        | Year Remodeled  |         |
| Exterior Walls        | Al/Vinyl    | Amenities       |         |
| Masonry Trim          | x           | In-law Apt      | No      |
| Color                 | White       |                 |         |
| 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             | Gas         | Openings        |         |
| System Type           | Steam       | Pre-Fab         |         |
| Room Detail           |             |                 |         |
| Bedrooms              | 4           | Full Baths      | 1       |
| Family Rooms          |             | Half Baths      |         |
| Kitchens              |             | Extra Fixtures  |         |
| Total Rooms           |             | 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             | Average     | Functional      |         |
| CDU                   | AVERAGE     | Economic        |         |
| Cost & Design         | 0           | % Good Ovr      |         |
| % Complete            |             |                 |         |
| Dwelling Computations |             |                 |         |
| Base Price            | 386,049     | % Good          | 62      |
| Plumbing              |             | % Good Override |         |
| Basement              | 24,150      | Functional      |         |
| Heating               | 0           | Economic        |         |
| Attic                 | 0           | % Complete      |         |
| Other Features        | 0           | C&D Factor      |         |
|                       |             | Adj Factor      | 1       |
| Subtotal              | 410,200     | Additions       | 6,700   |
| Ground Floor Area     | 1,286       |                 |         |
| Total Living Area     | 2,363       | Dwelling Value  | 261,020 |

| Building Notes |  |
|----------------|--|
|                |  |



| Outbuilding Data |        |        |      |     |        |       |           |       |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| Pool-Plln        | 1 x    | 648    | 648  | 1   | 1987   | C     | A         | 6,150 |

| 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                |     | 31  |     |     | 250   |  |
| 2                |     | 10  |     |     | 4,530 |  |
| 3                |     | 11  |     |     | 1,920 |  |