

Situs : 128 CLIFTON AV

Parcel ID: 077-095

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

POMERLEAU PETER R
AND DEBRA J POMERLEAU
128 CLIFTON AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	120
Alternate ID	13
Vol / Pg	20141/54
District	
Zoning	R1C
Class	Residential

Property Notes



077-095 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	260		190

Total Acres: .1667
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,600	78,600	0	73,600
Building	211,600	202,600	0	175,500
Total	290,200	281,200	0	249,100

Manual Override Reason

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/21/15	B62895	1,000	BLDG Repair Roof	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/05/01		Land + Bldg	Transfer Of Convenience	20141/54		
04/06/01	96,400	Land + Bldg	Sale Of Portion/Other Comm	19631/161		
08/20/97	96,400	Land + Bldg	Sale Of Portion/Other Comm	15414		

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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	Yellow		

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	Hot Water	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

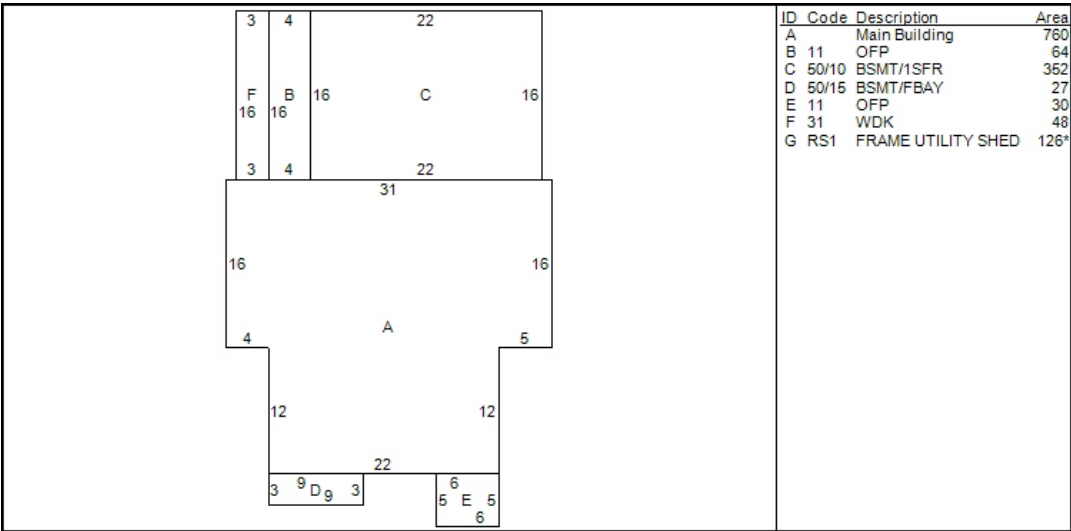
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	272,528	% Good	62
Plumbing	6,041	% Good Override	
Basement	17,049	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	295,620	Additions	19,090

Ground Floor Area	760		
Total Living Area	1,709	Dwelling Value	202,370

Building Notes			



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	126	126	1	1925	D	F	260

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	Line #	Low	1st	2nd	3rd	Value
1		11			990	5		31			430
2	50	10			15,500						
3	50	15			1,740						
4		11			430						