


|   |  |   |                                       |              |                           |
|---|--|---|---------------------------------------|--------------|---------------------------|
| <b>Situs : 140 CLIFTON AV</b>   |  | <b>Parcel ID: 077-097</b>   | <b>Class: Single Family Residence</b> | Card: 1 of 1 | Printed: October 28, 2020 |
| <b>CURRENT OWNER</b><br><br>BORDENA V E EMMA NUEL<br>140 CLIFTON AVE<br>BROCKTON MA 02301 |  | <b>GENERAL INFORMATION</b><br><br>Living Units 1<br>Neighborhood 120<br>Alternate ID 14<br>Vol / Pg 19178/56<br>District<br>Zoning R1C<br>Class Residential |                                       |              |                           |
| <b>Property Notes</b><br><br><div></div>  |  |   |                                       |              |                           |



077-097 03/23/2020

| Land Information   |          |                   |             |        |
|--|----------|-------------------|-------------|--------|
| Type   | Size     | Influence Factors | Influence % | Value  |
| Primary  | SF 7,000 |                   |             | 78,400 |
| Residual   | SF 337   |                   |             | 250    |
| <div>Total Acres: .1684</div> <div>Spot: Location:</div> |          |                   |             |        |

| Assessment Information  |           |         |        |         |
|---|-----------|---------|--------|---------|
|   | Appraised | Cost    | Income | Prior   |
| Land  | 78,700    | 78,700  | 0      | 73,700  |
| Building  | 274,200   | 300,500 | 0      | 218,400 |
| Total   | 352,900   | 379,200 | 0      | 292,100 |
| <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> |           |         |        |         |

| Entrance Information |    |                           |        |
|----------------------|----|---------------------------|--------|
| Date                 | ID | Entry Code                | Source |
| 08/31/20             | AW | Field Review              | Other  |
| 04/23/01             | BM | Estimated For Misc Reason | Other  |
| 02/07/01             | BM | Estimated For Misc Reason | Other  |

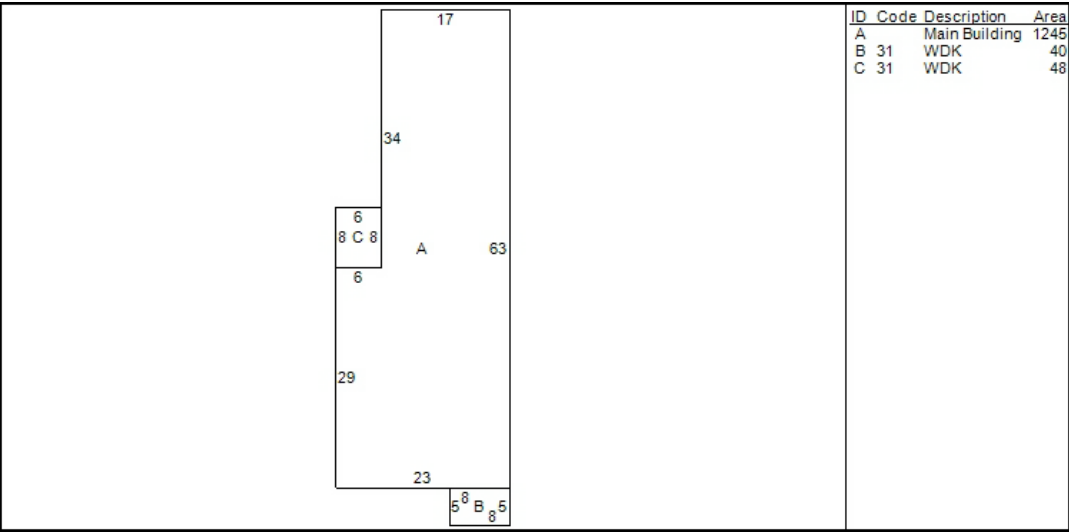
| Permit Information |        |       |                      |            |
|--------------------|--------|-------|----------------------|------------|
| Date Issued        | Number | Price | Purpose              | % Complete |
| 09/12/00           | 33480  | 2,700 | BLDG 24 Winds, 2 Drs | 100        |

| Sales/Ownership History |         |             |                         |                |            |                       |
|-------------------------|---------|-------------|-------------------------|----------------|------------|-----------------------|
| Transfer Date           | Price   | Type        | Validity                | Deed Reference | Deed Type  | Grantee               |
| 07/11/18                | 10      | Land + Bldg | Transfer Of Convenience | 50028/184      | Quit Claim | BORDENA V E EMMA NUEL |
| 12/18/00                | 187,000 | Land + Bldg | Valid Sale              | 19178/56       |            |                       |
| 07/21/00                | 99,400  | Land + Bldg | Sold Twice In Same Year | 18716/79       |            |                       |

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

| Dwelling Information  |          |                 |         |
|-----------------------|----------|-----------------|---------|
| Style                 | Colonial | Year Built      | 1900    |
| Story height          | 2        | Eff Year Built  |         |
| Attic                 | None     | Year Remodeled  |         |
| Exterior Walls        | Al/Vinyl | Amenities       |         |
| Masonry Trim          | x        |                 |         |
| Color                 | White    | In-law Apt      | No      |
| 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           | Warm Air | Pre-Fab         |         |
| Room Detail           |          |                 |         |
| Bedrooms              | 4        | Full Baths      | 2       |
| Family Rooms          |          | Half Baths      |         |
| Kitchens              |          | Extra Fixtures  |         |
| Total Rooms           | 9        |                 |         |
| 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            | 447,909  | % Good          | 62      |
| Plumbing              | 9,787    | % Good Override |         |
| Basement              | 25,473   | Functional      |         |
| Heating               | 0        | Economic        |         |
| Attic                 | 0        | % Complete      |         |
| Other Features        | 0        | C&D Factor      |         |
|                       |          | Adj Factor      | 1       |
| Subtotal              | 483,170  | Additions       | 930     |
| Ground Floor Area     | 1,245    |                 |         |
| Total Living Area     | 2,490    | Dwelling Value  | 300,500 |

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



| Outbuilding Data |        |        |      |     |        |       |           |       |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type             | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
|                  |        |        |      |     |        |       |           |       |

| 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  |     |     | 430   |  |
| 2                |     |     | 31  |     | 500   |  |