

Situs : 50 CLIFTON AV

Parcel ID: 082-017

Class: Three-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

JEAN LOUIS A
50 CLIFTON AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	120
Alternate ID	4
Vol / Pg	33392/307
District	
Zoning	R2
Class	Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	1,380		1,010

Total Acres: .1924
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/31/20	AW	Field Review	Other
02/21/05	BM	Estimated For Misc Reason	Other
04/20/04	BM	Entry & Sign	Ow ner

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,400	79,400	0	74,200
Building	488,200	611,100	0	369,000
Total	567,600	690,500	0	443,200

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/23/04	42340	2,000	BLDG Redo Porch	0
09/27/02	37672	17,000	BLDG 1st Flr Kit, 10	100
09/04/02	37528	8,500	BLDG Kit, Bthrm, 1 W	100

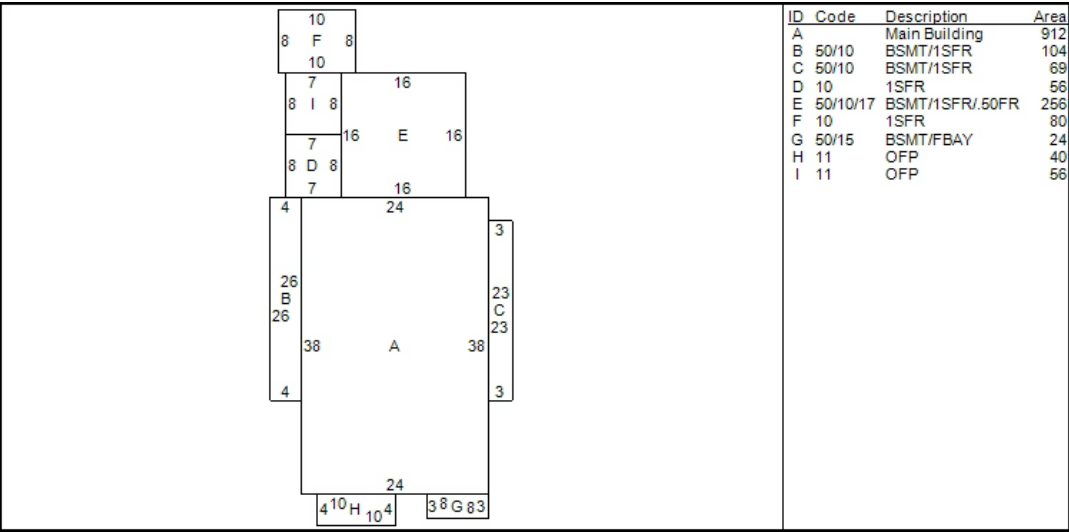
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/21/06	457,500	Land + Bldg	Valid Sale	33392/307	Foreclosure	
12/20/02	350,000	Land + Bldg	Valid Sale	23751/15		
06/08/95		Land + Bldg		13620/00009		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	7	Full Baths	3
Family Rooms		Half Baths	1
Kitchens	3	Extra Fixtures	
Total Rooms	14		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	450,520	% Good	82
Plumbing	26,099	% Good Override	
Basement	20,622	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	497,240	Additions	162,540
Ground Floor Area	912		
Total Living Area	2,997	Dwelling Value	611,050

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			24,440	5		10			17,550
2	50	10			18,780	6	50	15			10,250
3		10			14,190	7		11			2,130
4	50	10	17		72,490	8		11			2,710