

Situs : 53 CLIFFORD AV	Parcel ID: 101-033	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
LA COUTURE L DAVID JR 53 CLIFFORD AV BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 6 Vol / Pg 50854/311 District Zoning R1C Class Residential

Property Notes



101-033 03/16/2020

Land Information				
Type		Size	Influence Factors	Influence % Value
Primary	SF	7,000		78,400
Residual	SF	2,015		1,470
Total Acres: .207 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,900	79,900	0	74,600
Building	145,600	143,600	0	152,100
Total	225,500	223,500	0	226,700
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
04/05/06	BM	Not At Home	Other

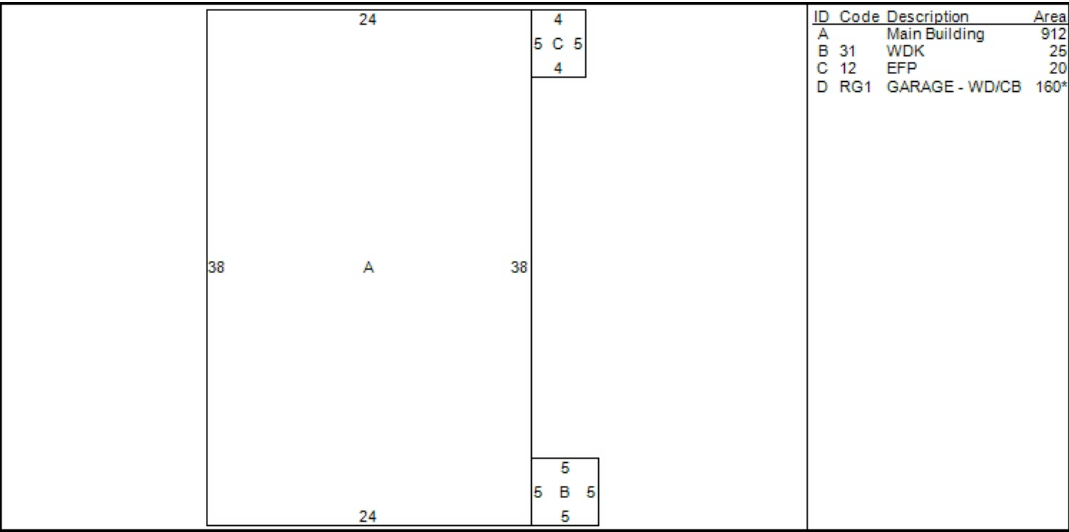
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/28/05	44349	4,200	BLDG Strip & Re-Roof	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type Grantee
02/28/19	100	Land + Bldg	Transfer Of Convenience	50854/311	Quit Claim LA COUTURE L DAVID JR
07/19/18	100	Land + Bldg	Transfer Of Convenience	50063/158	Quit Claim LA COUTURE DAVID L JR
05/23/05	200,000	Land + Bldg	Court Order/Decree	30572/141	
09/05/97	27,000	Land + Bldg	Outlier-Written Desc Needed	15460/332	

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Dwelling Information			
Style	Bungalow	Year Built	1925
Story height	1	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	
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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	203,487	% Good	62
Plumbing		% Good Override	
Basement	19,095	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	222,580	Additions	620
Ground Floor Area	912		
Total Living Area	912	Dwelling Value	138,620

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 160		160	1	1925	C	G	5,000

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		12			370	