

**Situs : 49 CLIFFORD AV**

**Parcel ID: 101-034**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

CAHILL ELEANOR J

49 CLIFFORD AVE  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 7  
Vol / Pg 13766/00244  
District  
Zoning R1C  
Class Residential

**Property Notes**



101-034 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,985		76,930

Total Acres: .1374  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	122,800	104,900	0	137,100
Total	199,700	181,800	0	209,500

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
01/03/19	CP	Entry & Sign	Ow ner
02/01/05	BM	Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/18/04	43121	5,000	BLDG Roof, 3 Drs,Gut	0
02/02/04	41195	1,500	BLDG Repair Hndrls-S	100
02/02/04	41202	0	BLDG Sign	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/01/86	82,500	Land + Bldg	Valid Sale			
06/01/85	42,000	Land + Bldg	Valid Sale			

13766/244

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Dwelling Information

Style

Bungalow

Year Built

1912

Story height

1

Eff Year Built

Attic

None

Year Remodeled

Exterior Walls

Frame

Amenities

Masonry Trim

x

In-law Apt

No

Color

Brown

Basement

Basement

Full

# Car Bsm't Gar

FBLA Size

300

FBLA Type

Rec Rm Size

x

Rec Rm Type

Heating & Cooling

Heat Type

Basic

Fuel Type

Gas

System Type

Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

2

Full Baths

1

Family Rooms

Half Baths

Kitchens

Extra Fixtures

Total Rooms

4

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

Fair

Functional

CDU

FAIR

Economic

Cost & Design

0

% Good Ovr

% Complete

Dwelling Computations

Base Price

183,690

% Good

45

Plumbing

% Good Override

Basement

17,237

Functional

Heating

0

Economic

Attic

0

% Complete

Other Features

14,808

C&D Factor

Adj Factor

1

Additions

7,800

Subtotal

215,740

Ground Floor Area

775

Dwelling Value

104,880

Total Living Area

1,240

Building Notes

25

16

16

25

31

25

5

5

4

10

C

10

4

ID

Code

Description

Area

A

Main Building

775

B

10

1SFR

125

C

10

1SFR

40

D

31

WDK

400

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

10

3,650

2

10

1,400

3

31

2,750