

**Situs : 43 CLIFFORD AV**

**Parcel ID: 101-035**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

WRIGHT DANIEL R  
43 CLIFFORD AV  
BROCKTON MA 02302

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 210  
Alternate ID 9  
Vol / Pg 44643/156  
District  
Zoning R1C  
Class Residential

**Property Notes**

2011 NOT LISTED MLS



101-035 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	2,975		2,170

Total Acres: .229  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
<b>Land</b>	80,600	80,600	0	75,100
<b>Building</b>	145,800	144,400	0	149,900
<b>Total</b>	226,400	225,000	0	225,000

**Manual Override Reason**

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

**Entrance Information**

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/09/15	B61467	1,000	BLDG Pellet Stove	100
08/15/07	49035	7,000	BLDG Shtrk Kit 2 Bdr	0
09/08/05	44915	4,000	BLDG Strip & Reroof	0

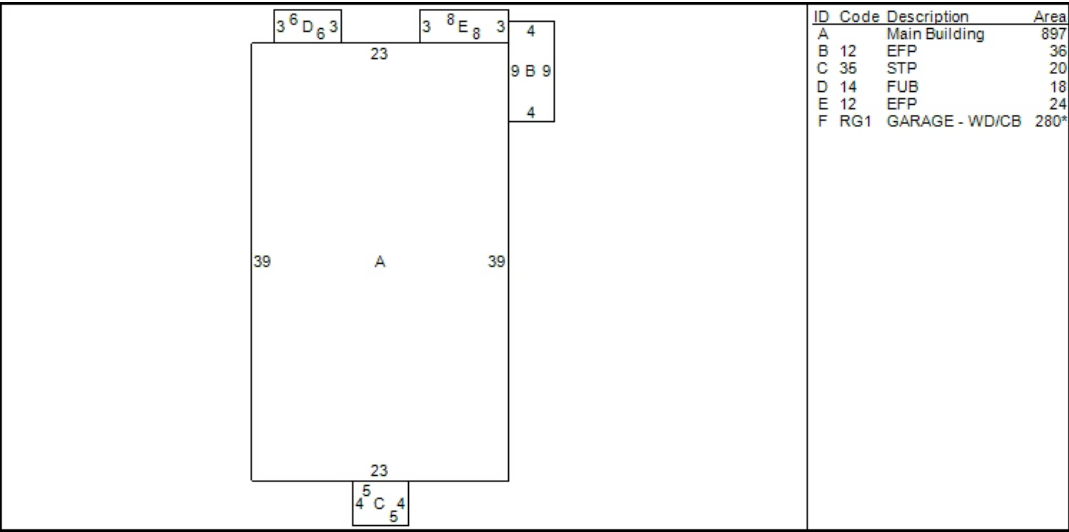
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/15/14	163,000	Land + Bldg	Valid Sale	44643/156		
09/14/12		Land + Bldg	Transfer Of Convenience	41948/318		
02/11/11		Land + Bldg	Transfer Of Convenience	39654/20		
02/11/11	115,000	Land + Bldg	Private Sale No Put On Market	39653/328		
07/19/07	199,000	Land + Bldg	Valid Sale	34833/160		

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Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1921
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Yellow		
Basement			
<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	1	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	3	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	Yes
<b>Kitchen Remod</b>	Yes		
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	201,232	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,883	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	220,120	<b>Additions</b>	1,420
<b>Ground Floor Area</b>	897		
<b>Total Living Area</b>	897	<b>Dwelling Value</b>	137,890

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	280	280	1	1965	C	G	6,470

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			680	
2		35			120	
3		14			190	
4		12			430	