


Situs : 25 CLIFFORD AV		Parcel ID: 101-039		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MIRANDA CARLOS C/O FELICIA L WHITE 25 CLIFFORD AVE BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 15 Vol / Pg 49122/341 District Zoning R1C Class Residential						
Property Notes									
<div></div> <div>101-039 03/16/2020</div>									
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	211,700	188,600	0	180,000					
Total	288,600	265,500	0	252,400					
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						
08/24/20	GL	Field Review	Other						
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
10/31/17	259,900	Land + Bldg	Valid Sale	49122/341	Quit Claim	MIRANDA CARLOS			
07/13/04	200,000	Land + Bldg	Valid Sale	28642/323					
08/26/97	86,000	Land + Bldg		15428					

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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1986
<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>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	354	<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>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
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>	199,478	<b>% Good</b>	82
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	9,360	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	17,474	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	226,310	<b>Additions</b>	2,700
<b>Ground Floor Area</b>	884		
<b>Total Living Area</b>	1,272	<b>Dwelling Value</b>	188,270
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td>16</td> <td>Main Building</td> <td>884</td> </tr> <tr> <td>B</td> <td>12</td> <td>FOVRH</td> <td>34</td> </tr> <tr> <td>C</td> <td>12</td> <td>EFP</td> <td>20</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>108*</td> </tr> </table>	ID	Code	Description	Area	A	16	Main Building	884	B	12	FOVRH	34	C	12	EFP	20	D	RS1	FRAME UTILITY SHED	108*
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D	RS1	FRAME UTILITY SHED	108*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Frame Shed	1 x	108	108	1	1986	C	F	300														
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		16			2,210																	
2		12			490																	