

## 2021 RESIDENTIAL PROPERTY RECORD CARD

## **BROCKTON**

Situs: 25 CLIFFORD AV

Parcel ID: 101-039

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER** MIRANDA CARLOS

C/O FELICIA L WHITE

25 CLIFFORD AVE

**BROCKTON MA 02301** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 210 Alternate ID 15 Vol / Pg 49122/341

District

Zoning Class R1C Residential

**Property Notes** 



101-039 03/16/2020

|         |    |       | Land Information  |             |        |
|---------|----|-------|-------------------|-------------|--------|
| Туре    |    | Size  | Influence Factors | Influence % | Value  |
| Primary | SF | 5,985 |                   |             | 76,930 |

Total Acres: .1374

Date

08/24/20

Spot: Location:

|          | Assessment Info | rmation |        |         |
|----------|-----------------|---------|--------|---------|
|          | 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 |

Value Flag MARKET APPROACH Gross Building:

Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

|    | Entrance Informat | tion   |
|----|-------------------|--------|
| ID | Entry Code        | Source |
| 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                    |                |



RESIDENTIAL PROPERTY RECORD CARD 2021

2021

## BROCKTON

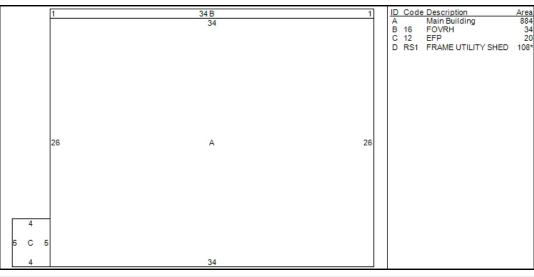
Situs: 25 CLIFFORD AV Parcel Id: 101-039 **Dwelling Information** Style F To B Splt Year Built 1986 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Part # Car Bsmt Gar FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Oil Openings System Type Warm Air Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 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** 199,478 Base Price % Good 82 **Plumbing** % Good Override 9,360 Basement **Functional** 0 Heating Economic Attic % Complete 17,474 **C&D Factor Other Features** Adi Factor 1 226,310 Additions 2,700 Subtotal 884 **Ground Floor Area Total Living Area** 1,272 Dwelling Value 188,270

**Building Notes** 

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|            |        | (      | Outbuilding | g Data |        |       |           |       |
|------------|--------|--------|-------------|--------|--------|-------|-----------|-------|
| Туре       | Size 1 | Size 2 | Area        | Qty    | Yr Blt | Grade | Condition | Value |
| Frame Shed | 1 x    | 108    | 108         | 1      | 1986   | С     | F         | 300   |
|            |        |        |             |        |        |       |           |       |
|            |        |        |             |        |        |       |           |       |
|            |        |        |             |        |        |       |           |       |
|            |        |        |             |        |        |       |           |       |
|            |        |        |             |        |        |       |           |       |
|            |        |        |             |        |        |       |           |       |

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

| Addition Details |     |     |     |     |       |  |  |  |  |
|------------------|-----|-----|-----|-----|-------|--|--|--|--|
| Line #           | Low | 1st | 2nd | 3rd | Value |  |  |  |  |
| 1                |     | 16  |     |     | 2,210 |  |  |  |  |
| 2                |     | 12  |     |     | 490   |  |  |  |  |
|                  |     |     |     |     |       |  |  |  |  |
|                  |     |     |     |     |       |  |  |  |  |
|                  |     |     |     |     |       |  |  |  |  |