


<b>Situs : 15 CLIFFORD AV</b>	<b>Parcel ID: 101-041</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
DE PINA JOSE H C/O SILIAMAR SOARES 15 CLIFFORD AV BROCKTON MA 02301	Living Units    1 Neighborhood   210 Alternate ID    17 Vol / Pg        45444/6 District Zoning           R1C Class            Residential
<b>Property Notes</b>	



101-041 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,904		76,810
<div> <div>Total Acres: .1355</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,800	76,800	0	72,400
Building	138,400	117,600	0	127,800
Total	215,200	194,400	0	200,200
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
11/01/06	BM	Not At Home	Other

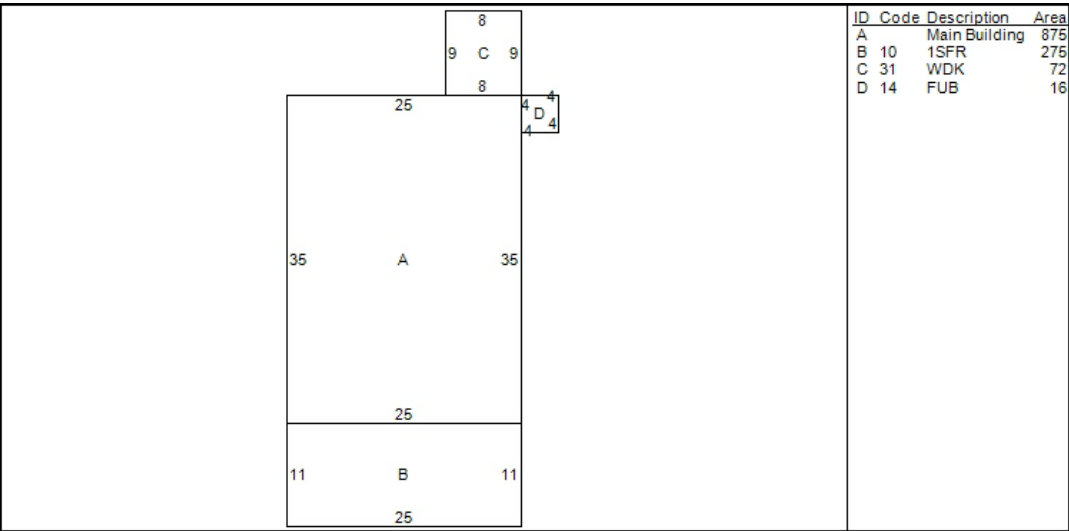
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
03/15/06	46028	7,000	BLDG See Notes	0
10/15/99	31588	2,250	BLDG 10 S Winds, 1 S	100
09/28/98	29658	3,500	BLDG Roof, Wall & Fl	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
04/17/15		Land + Bldg	Transfer Of Convenience	45444/6	
03/26/07		Land + Bldg	Transfer Of Convenience	34285/89	
03/12/07	300,000	Land + Bldg	Sold Tw ice In Same Year	34228/74	
10/28/05	162,000	Land + Bldg	Court Order/Decree	31626/141	
		Grantee DE PINA JOSE H			

Situs : 15 CLIFFORD AV	Parcel Id: 101-041	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	Bungalow	<b>Year Built</b>	1930
<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>	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>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Poorer	<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>	Average	<b>Functional</b>	
<b>CDU</b>	FAIR	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	198,225	<b>% Good</b>	50
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	18,601	<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>	216,830	<b>Additions</b>	9,150
<b>Ground Floor Area</b>	875		
<b>Total Living Area</b>	1,150	<b>Dwelling Value</b>	117,570

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

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		10			8,500	
2		31			550	
3		14			100	