

Situs : 6 CLIFFORD AV

Parcel ID: 101-361

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

SMITH RICHARD L
AND JOANNE B SMITH
6 CLIFFORD AV
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 2-1
Vol / Pg 17711/337
District
Zoning R1C
Class Residential

Property Notes



101-361 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,000		78,400
Residual	SF	4,000		2,920

Total Acres: .2525
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	81,300	81,300	0	75,600
Building	260,300	257,700	0	230,500
Total	341,600	339,000	0	306,100

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
08/23/19	CP	Field Review	Other
10/03/14	DR	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/24/98	29965	78,764	BLDG 44 X 26 R R W 1	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/29/99	142,900	Land Only	Changed After Asmt Date/B4 Sale	17711/337		SMITH RICHARD L
08/05/98	55,000	Land Only	Sale Of Portion/Other Comm	16476/325		

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Dwelling Information

Style	Raised Ranch	Year Built	1999
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	Full	# Car Bsm t Gar	
FBLA Size	528	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens	1	Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

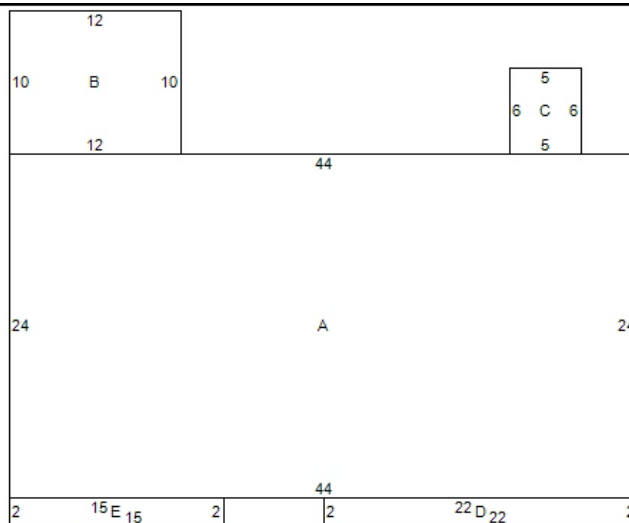
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	242,230	% Good	85
Plumbing		% Good Override	
Basement	22,730	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	28,148	C&D Factor	
		Adj Factor	1
Subtotal	293,110	Additions	7,490
Ground Floor Area	1,056		
Total Living Area	1,658	Dwelling Value	256,630

Building Notes



ID	Code	Description	Area
A		Main Building	1056
B	31	WDK	120
C	14	FUB	30
D	16	FOVRH	44
E	16	FOVRH	30
F	RS1	FRAME UTILITY SHED	100

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 10		100	1	2010	C	A	1,110

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		31			1,700
2		14			430
3		16			3,060
4		16			2,300