

**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**

**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
<b>Land</b>	81,300	81,300	0	75,600
<b>Building</b>	260,300	257,700	0	230,500
<b>Total</b>	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** A/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**

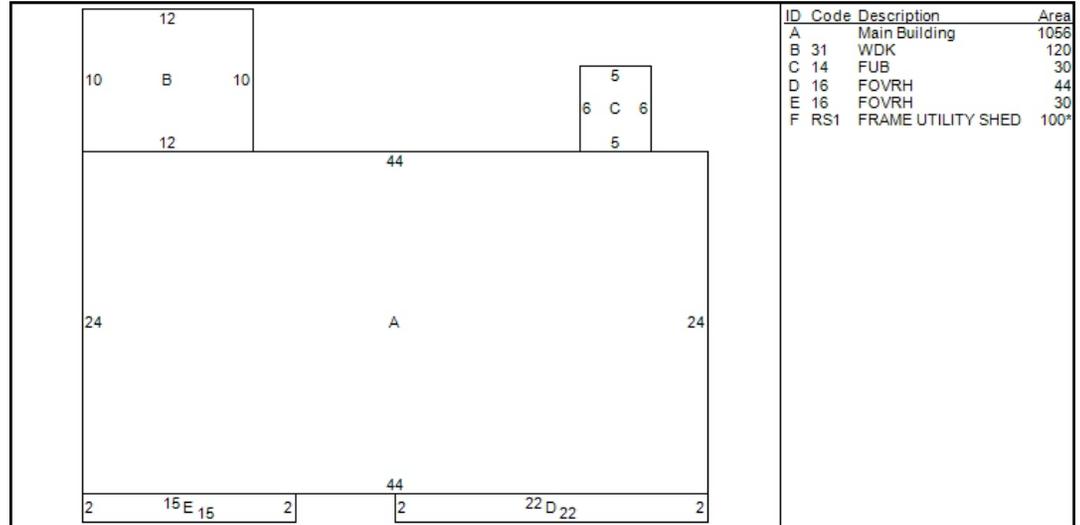
**Grade & Depreciation**

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

**Dwelling Computations**

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