

Situs : 14 CLARENCE ST

Parcel ID: 102-015

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BECKFORD RICHARD S
14 CLARENCE ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	2
Vol / Pg	22264/171
District	
Zoning	R2
Class	Residential

Property Notes



102-015 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,140			74,250

Total Acres: .095
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
05/21/98	FT	Entry & Sign	Ow ner

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,500
Building	177,100	173,400	0	161,100
Total	251,400	247,700	0	231,600

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/18/97	27895	8,500	BLDG Reroof,Siding &	100

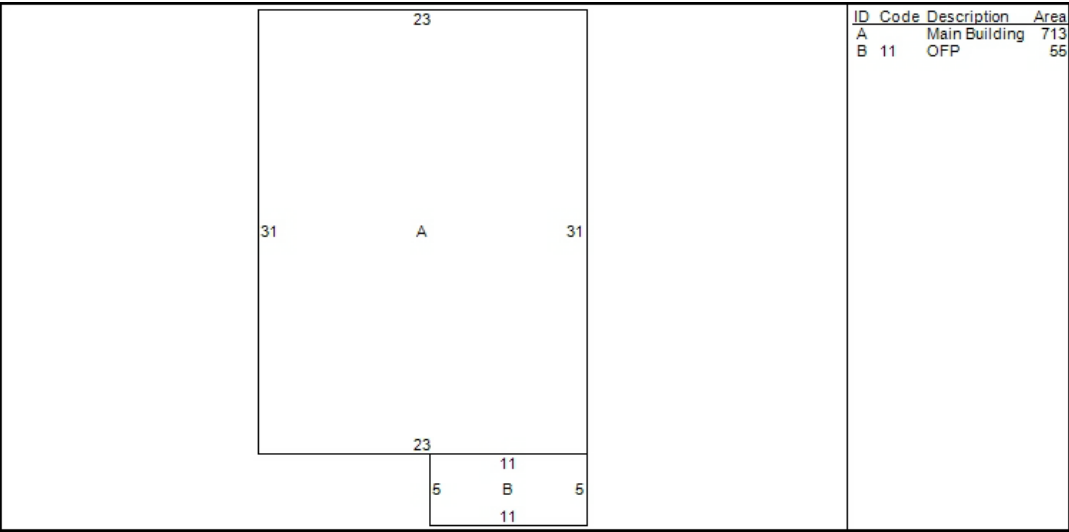
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/02	169,000	Land + Bldg	Valid Sale	22264/171		
12/01/81	37,500	Land + Bldg				

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Dwelling Information			
Style	Cape	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	2	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			
Base Price	262,002	% Good	62
Plumbing		% Good Override	
Basement	16,390	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	278,390	Additions	810
Ground Floor Area	713		
Total Living Area	1,248	Dwelling Value	173,410

Building Notes	



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

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		11			810	