

**Situs : 18 CLARENCE ST**

**Parcel ID: 102-016**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

PHILEMOND LIAUTAUD  
& MARIE L PHILEMOND  
18 CLARENCE ST  
BROCKTON MA 02301

## GENERAL INFORMATION

Living Units	1
Neighborhood	210
Alternate ID	3
Vol / Pg	15875/218
District	
Zoning	R2
Class	Residential

## Property Notes

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,125			74,230

Total Acres: .0947  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
05/01/18	CP	Field Review	Other
10/03/14	DR	Entry & Sign	Ow ner

### Assessment Information

	Appraised	Cost	Income	Prior
Land	74,200	74,200	0	70,500
Building	186,800	189,400	0	172,200
Total	261,000	263,600	0	242,700

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

## Permit Information

Date Issued	Number	Price	Purpose	% Complete	
12/19/17	B68136	19,000	ADDITION	Enlarge And Add One Bedroom 2r	100
05/23/97	27477	5,000	BLDG	Siding,Wndw s	100

### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/97	25,000	Land + Bldg	Sale After Foreclosure	15082/330		

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**Dwelling Information**

<b>Style</b> Cape	<b>Year Built</b> 1925	
<b>Story height</b> 1.7	<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> 350	<b>FBLA Type</b>	
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>	

**Heating & Cooling**

<b>Heat Type</b> Basic	<b>Stacks</b>	
<b>Fuel Type</b> Oil	<b>Openings</b>	
<b>System Type</b> Hot Water	<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> Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>	

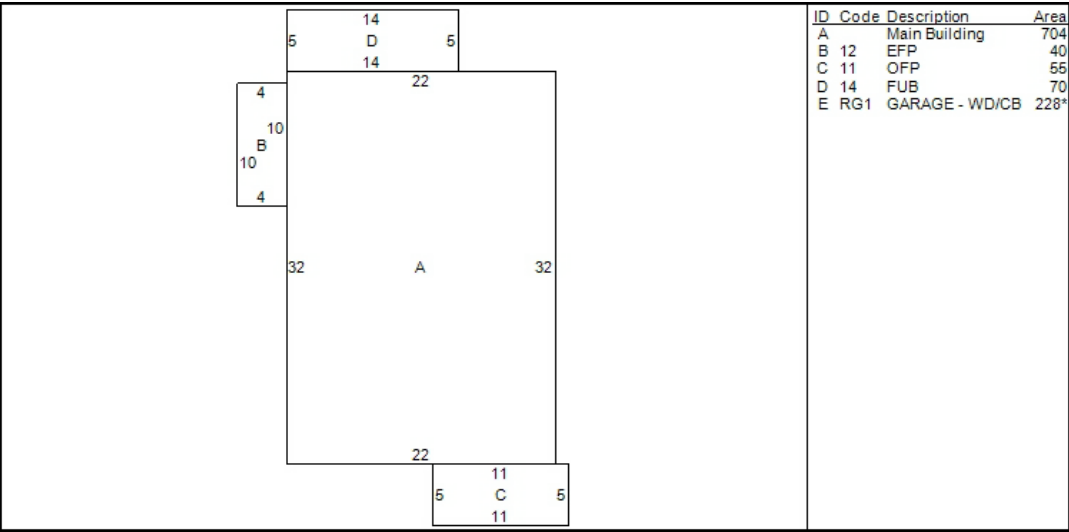
**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>	
<b>Condition</b> Good	<b>Functional</b>	
<b>CDU</b> AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>	
<b>% Complete</b>		

**Dwelling Computations**

<b>Base Price</b> 260,123	<b>% Good</b> 62	
<b>Plumbing</b>	<b>% Good Override</b>	
<b>Basement</b> 16,273	<b>Functional</b>	
<b>Heating</b> 0	<b>Economic</b>	
<b>Attic</b> 0	<b>% Complete</b>	
<b>Other Features</b> 17,276	<b>C&amp;D Factor</b>	
	<b>Adj Factor</b> 1	
<b>Subtotal</b> 293,670	<b>Additions</b> 2,170	
<b>Ground Floor Area</b> 704		
<b>Total Living Area</b> 1,582	<b>Dwelling Value</b> 184,250	

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	12 x 19		228	1	1925	C	A	5,180

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Addition Details**

Line #	Low	1st	2nd	3rd	Value
1		12			740
2		11			810
3		14			620