

Situs : 22 CLARENCE ST	Parcel ID: 102-017	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOHNSON LEVON D 22 CLARENCE ST BROCKTON MA 02301	Living Units 1 Neighborhood 210 Alternate ID 4 Vol / Pg 16714/138 District Zoning R2 Class Residential

Property Notes



102-017 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,110		74,210
Total Acres: .0944 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,200	74,200	0	70,500
Building	188,900	179,300	0	164,600
Total	263,100	253,500	0	235,100
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

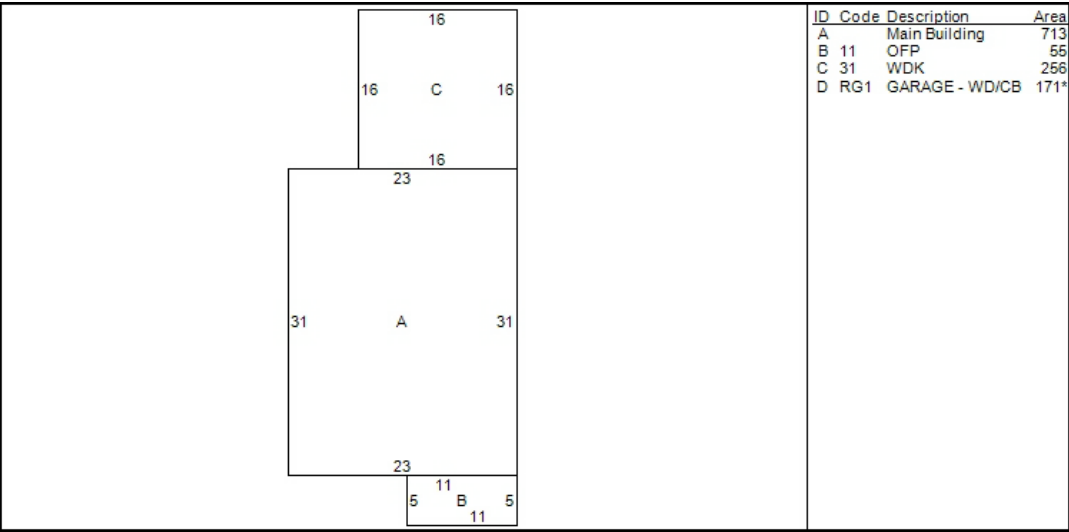
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/15/11	55459	8,200	BLDG Strip/Reroof	0
05/12/03	B39469	10,500	BLDG Win, Roof, Vr	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/20/98	71,000	Land + Bldg	Valid Sale	16714/138		

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Dwelling Information			
Style	Cape	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		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	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	3,230
Ground Floor Area	713		
Total Living Area	1,070	Dwelling Value	175,830

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	171	171	1	1925	D	A	3,420

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	
2		31			2,420	