

Situs : 26 CLARENCE ST		Parcel ID: 102-018		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FONTES CATARINA L 26 CLARENCE ST BROCKTON MA 02301			Living Units 2 Neighborhood 210 Alternate ID 5 Vol / Pg 48387/340 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,975		78,360					
Total Acres: .1601 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,400	78,400	0	73,500				
Building		290,900	288,200	0	227,000				
Total		369,300	366,600	0	300,500				
Manual Override Reason									
Value Flag		MARKET APPROACH		Base Date of Value		1/1/2020			
Gross Building:				Effective Date of Value		1/1/2020			
Permit Information									
Date Issued	Number	Price	Purpose		% Complete				
08/07/20	1260	9,112	REMODEL						
09/19/05	45022	1,000	BLDG Deck, Steps & R		0				
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
05/04/17	240,000	Land + Bldg	Family Sale	48387/340 11343/182	Quit Claim	FONTES CATARINA L			

Situs : 26 CLARENCE ST

Parcel Id: 102-018

Class: Two-Family

Card: 1 of 1

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

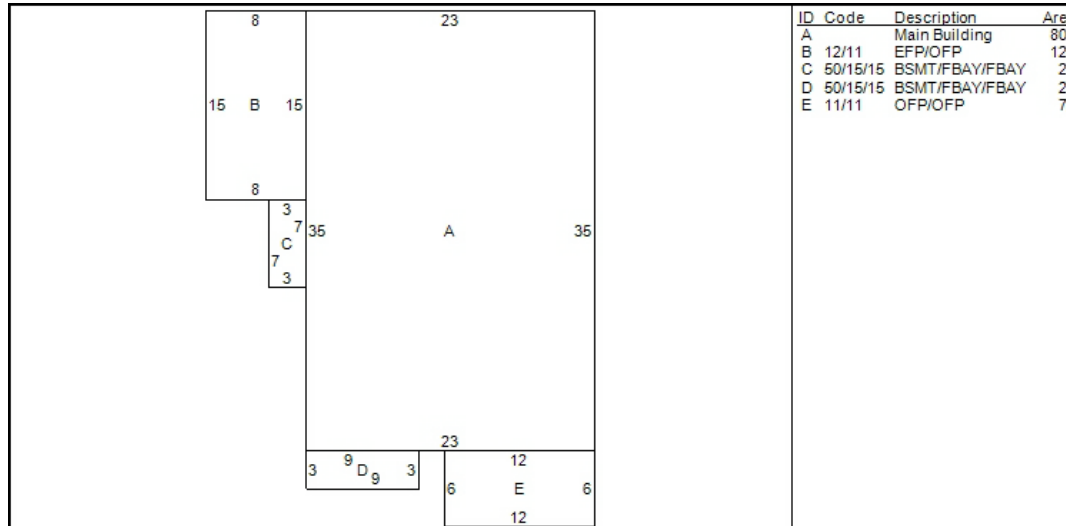
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	334,927	% Good	62
Plumbing	9,787	% Good Override	
Basement	19,048	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	363,760	Additions	40,120
Ground Floor Area	805		
Total Living Area	1,706	Dwelling Value	288,210

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		12	11		8,060
2	50	15	15		12,900
3	50	15	15		14,760
4		11	11		4,400