


Situs : 32 CLARENCE ST		Parcel ID: 102-020		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
CORBIN WINSLOW D 32 CLARENCE ST BROCKTON MA 02301			Living Units 3 Neighborhood 210 Alternate ID 7 Vol / Pg 31803/252 District Zoning R2 Class Residential						
Property Notes									
									
102-020 03/16/2020									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,620		77,850
Total Acres: .152 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,900	77,900	0	73,100
Building	406,900	444,900	0	343,200
Total	484,800	522,800	0	416,300
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
01/04/07	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/18/15	B62837	15,000	BLDG Strip/Reroof	100
04/10/06	46189	2,500	BLDG 1st Flr Porch	0
07/27/99	31148	200	BLDG Rep Side Stairs	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/05	100	Land + Bldg	Transfer Of Convenience	31803/252	Foreclosure	
12/09/94		Land + Bldg		13306/00326		
11/01/85		Land + Bldg				

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Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Stucco	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	Oil	Openings
System Type	Steam	Pre-Fab

Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

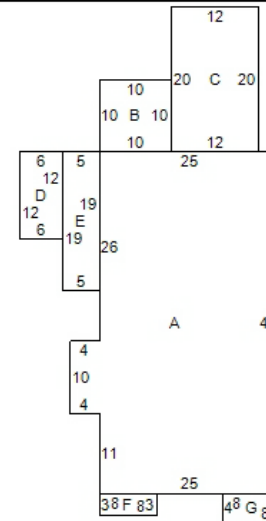
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
% Complete	10	% Good Ovr

Dwelling Computations

Base Price	547,062	% Good	62
Plumbing	19,574	% Good Override	
Basement	25,041	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	591,680	Additions	41,350
Ground Floor Area	1,215		
Total Living Area	3,186	Dwelling Value	444,880

Building Notes



ID	Code	Description	Area
A		Main Building	1215
B	10	1SFR	100
C	31	WDK	240
D	31	WDK	72
E	11/11	OFP/OFP	96
F	50/15/15	BSMT/FBAY/FBAY	24
G	21	OMP	32

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	Line #	Low	1st	2nd	3rd	Value
1		10			15,310	5	50	15	15		13,890
2		31			3,530	6		21			1,800
3		31			1,430						
4		11	11		5,390						