

Situs : 40 CLARENCE ST

Parcel ID: 102-021

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

DEPINA JOSE
& MARIA JULIA DEPINA
40 CLARENCE ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	210
Alternate ID	8
Vol / Pg	29086/348
District	
Zoning	R2
Class	Residential

Property Notes



102-021 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	6,400			77,530

Total Acres: .1469
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	77,500	77,500	0	72,900
Building	409,600	467,900	0	379,400
Total	487,100	545,400	0	452,300

Manual Override Reason

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

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
06/08/06	46622	4,000	BLDG Rubber Roof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/17/04		Land + Bldg	Transfer Of Convenience	29086/348		

Situs : 40 CLARENCE ST	Parcel Id: 102-021	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
-------------------------------	---------------------------	----------------------------	---------------------	----------------------------------

Dwelling Information

Style 3 Fam Flat	Year Built 1925
Story height 3	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Asbestos	Amenities
Masonry Trim x	
Color White	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

Heat Type Basic	Stacks
Fuel Type Oil	Openings
System Type Steam	Pre-Fab

Room Detail

Bedrooms 9	Full Baths 3
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms 18	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

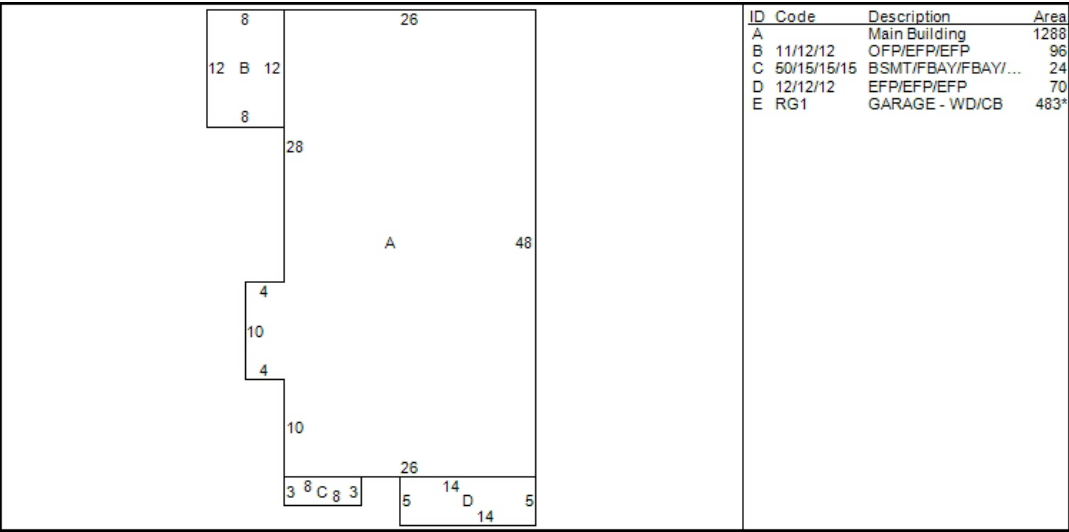
Grade C	Market Adj
Condition Average	Functional
CDU AVERAGE	Economic
Cost & Design 10	% Good Ovr
% Complete	

Dwelling Computations

Base Price 579,638	% Good 62
Plumbing 18,124	% Good Override
Basement 24,174	Functional
Heating 0	Economic
Attic 0	% Complete
Other Features 0	C&D Factor 10
	Adj Factor 1
Subtotal 621,940	Additions 34,780

Ground Floor Area 1,288	
Total Living Area 3,936	Dwelling Value 458,940

Building Notes



ID	Code	Description	Area
A		Main Building	1288
B	11/12/12	OFF/EPF/EPF	96
C	50/15/15/15	BSMT/FBAY/FBAY/...	24
D	12/12/12	EPF/EPF/EPF	70
E	RG1	GARAGE - WD/CB	483

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	483	483	1	1925	C	G	8,950

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value
1		11	12	12	8,490
2	50	15	15	15	18,540
3		12	12	12	7,750