


Situs : 44 CLARENCE ST		Parcel ID: 102-022		Class : Two-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DUNCAN JUNE M 44 CLARENCE ST BROCKTON MA 02301			Living Units 2 Neighborhood 210 Alternate ID 9 Vol / Pg 17520/163 District Zoning R2 Class Residential						
Property Notes									
<div></div> <div>102-022 03/16/2020</div>									

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,937		75,410
Total Acres: .1133 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,400	75,400	0	71,300
Building	355,500	383,000	0	259,100
Total	430,900	458,400	0	330,400
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
09/27/02	36914	9,000	BLDG V Side, Soffitt	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/02/99	91,999	Land + Bldg	Valid Sale	17520/163		
08/01/87	120,000	Land + Bldg	Valid Sale			
11/01/83	46,000	Land + Bldg				

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Dwelling Information

Style	Two Family	Year Built	1925
Story height	1.7	Eff Year Built	1990
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Part	# 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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

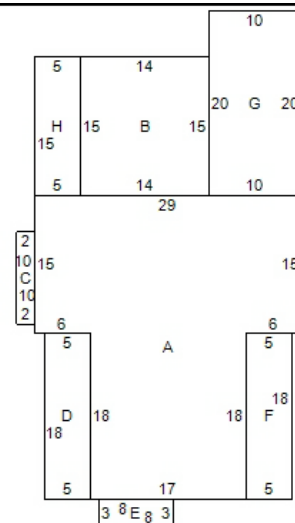
Grade & Depreciation

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

Dwelling Computations

Base Price	289,863	% Good	82
Plumbing	9,787	% Good Override	
Basement	9,067	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	308,720	Additions	104,310
Ground Floor Area	741		
Total Living Area	1,856	Dwelling Value	382,770

Building Notes



ID	Code	Description	Area
A		Main Building	741
B	10/19	1SFR/A(F)	210
C	50/15	BSMT/FBAY	20
D	11	OFF	90
E	50/15	BSMT/FBAY	24
F	11	OFF	90
G	10	1SFR	200
H	31	WDK	75
I	RS1	FRAME UTILITY SHED	64*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	64	64	1	1980	C	A	240

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	19		43,300	5		11			3,770
2	50	15			9,270	6		10			32,060
3		11			3,770	7		31			1,890
4	50	15			10,250						