


<b>Situs : 50 CLARENCE ST</b>	<b>Parcel ID: 102-023</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
CARVALHO ANTONIO IDALINA CARVALHO 50 CLARENCE ST BROCKTON MA 02301	Living Units    3 Neighborhood   210 Alternate ID    10 Vol / Pg        44095/224 District Zoning           R2 Class            Residential
<b>Property Notes</b>	



102-023 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,240		77,300
Total Acres: .1433				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	412,700	472,800	0	382,100
Total	490,000	550,100	0	454,800
Manual Override Reason				
			Base Date of Value	1/1/2020
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
04/05/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/12/09	51749	5,000	BLDG Wndw ,Dr,Gutter	0
12/21/05	45687	1,000	BLDG Roof , S Prch, W	0
02/25/05	43509	3,800	BLDG Rem 2 & 3 Prchs	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/21/14	300,000	Land + Bldg	Valid Sale	44095/224		
05/08/09	125,000	Land + Bldg	Sale After Foreclosure	37176/337		
10/09/07	401,172	Land + Bldg	Repossession	35164/331		
02/28/02	209,900	Land + Bldg	Valid Sale	21634/65		
10/01/91	150,000	Land + Bldg	Repossession			
10/01/85	124,000	Land + Bldg	Valid Sale			

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**Dwelling Information**

<b>Style</b>	3 Fam Flat	<b>Year Built</b>	1918
<b>Story height</b>	3	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Gray		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	16	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

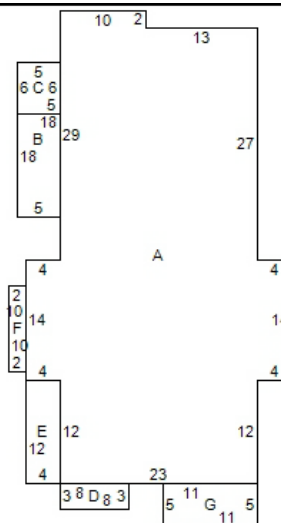
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	599,936	<b>% Good</b>	62
<b>Plumbing</b>	18,124	<b>% Good Override</b>	
<b>Basement</b>	25,020	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	643,080	<b>Additions</b>	34,170
<b>Ground Floor Area</b>	1,351		
<b>Total Living Area</b>	4,145	<b>Dwelling Value</b>	472,750

**Building Notes**



ID	Code	Description	Area
A	11	Main Building	1351
B	11	OFF	90
C	11/11/31	OFF/OF/WDK	30
D	50/15/15/15	BSMT/FBAY/FBAY/...	24
E	11	OFF	48
F	50/15	BSMT/FBAY	20
G	31/32	WDK/CNPY	55

**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		11			2,600	5	50	15			6,510
2		11	11	31	2,980	6		31	32		1,800
3	50	15	15	15	18,540						
4		11			1,740						