

Situs : 52 CLARENCE ST

Parcel ID: 102-024

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BOYCE A UNNAKALIA
52 CLARENCE ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 11
Vol / Pg 51169/113
District
Zoning R2
Class Residential

Property Notes



102-024 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,373		76,040

Total Acres: .1233
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	76,000	76,000	0	71,800
Building	280,400	295,400	0	219,000
Total	356,400	371,400	0	290,800

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
02/26/19	CP	Field Review	Other
06/19/01	FAB	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/26/19	1555	17,491	EXTERIOR R W S	
11/14/12	B57440	500	BLDG Repair Porch	0
03/18/09	51316	11,500	BLDG Remodel-See Not	0
03/10/09	51295	11,000	BLDG Int & Ext Remod	0
05/28/04	41886	1,000	BLDG Shtrk-Chg Drs	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/30/19	379,000	Land + Bldg	Valid Sale	51169/113	Quit Claim	BOYCE A UNNAKALIA
07/20/12		Land + Bldg	Transfer Of Convenience	41677/123		OLIVEIRA LISA MARISE S
12/24/08	155,000	Land + Bldg	Valid Sale	36635/002		
05/01/08	226,800	Land + Bldg	Repossession	35921/081		
05/06/05	269,900	Land + Bldg	Outlier-Written Desc Needed	30486/180		
03/01/05	295,000	Land + Bldg	Sold Twice In Same Year	30074/270		
10/31/03	245,000	Land + Bldg	Valid Sale	26925/239		
10/06/00	134,000	Land + Bldg	Valid Sale	18954/77		
04/09/99	87,900	Land + Bldg	Valid Sale	17337/239		
10/05/98	70,000	Land + Bldg	Valid Sale	16675/37		

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Dwelling Information

Style	Colonial	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

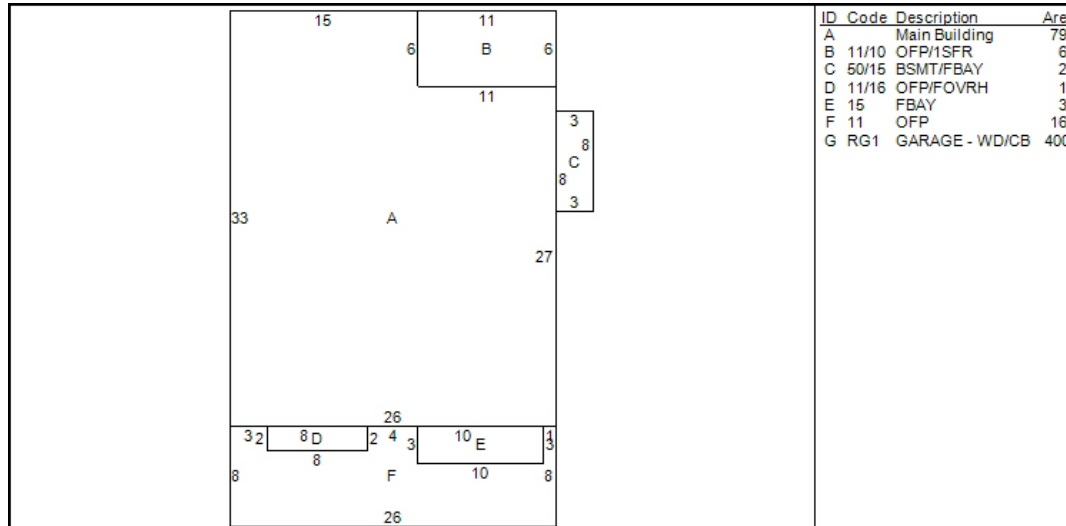
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	412,238	% Good	62
Plumbing	6,525	% Good Override	
Basement	18,870	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	447,770	Additions	10,730
Ground Floor Area	792		
Total Living Area	2,116	Dwelling Value	288,350

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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	10		3,470	5		11			2,670
2	50	15			1,740						
3		11	16		1,180						
4		15			1,670						