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|---|--|---------------------------|---|--|--|---|--|----------------------------------|--|
| Situs : 56 CLARENCE ST | | Parcel ID: 102-025 | | Class : Single Family Residence | | Card: 1 of 1 | | Printed: October 28, 2020 | |
| CURRENT OWNER TULIN PIERRE R 56 CLARENCE ST BROCKTON MA 02301 | | | GENERAL INFORMATION Living Units 1 Neighborhood 210 Alternate ID 12 Vol / Pg 47039/344 District Zoning R2 Class Residential | | |  | | | |
| Property Notes | | | | | | | | | |
| | | | | | | 102-025 03/16/2020 | | | |

| Land Information | | | | | |
|--------------------|----|-------|-------------------|-------------|--------|
| Type | | Size | Influence Factors | Influence % | Value |
| Primary | SF | 5,230 | | | 75,830 |
| | | | | | |
| Total Acres: .1201 | | | | | |
| Spot: | | | Location: | | |

| Assessment Information | | | | | |
|------------------------|-----------------|-------------------------|----------|--------|---------|
| | | Appraised | Cost | Income | Prior |
| | Land | 75,800 | 75,800 | 0 | 71,600 |
| | Building | 282,700 | 297,200 | 0 | 238,200 |
| | Total | 358,500 | 373,000 | 0 | 309,800 |
| 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 |
| 08/23/19 | CP | Field Review | Other |

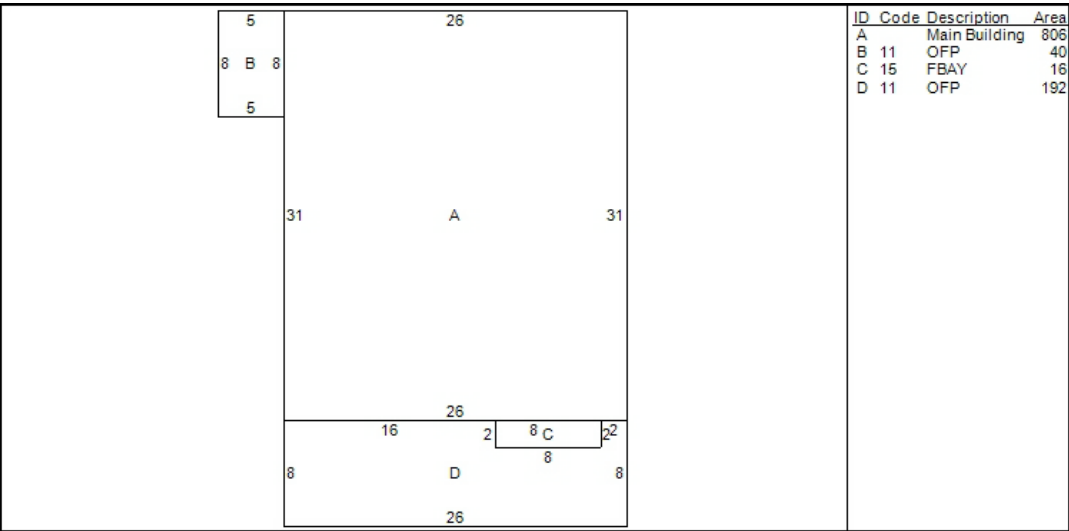
| Permit Information | | | | | |
|--------------------|--------|--------|------------|-----------------|------------|
| Date Issued | Number | Price | Purpose | | % Complete |
| 09/20/18 | 70121 | 16,000 | SOLARPANLS | | 100 |
| 01/01/17 | | | | New Growth | |
| 05/03/06 | 46347 | 3,000 | BLDG | Strip & Reroof | 0 |
| 12/11/03 | 41013 | 4,000 | BLDG | 16 Vinyl Window | 100 |

| Sales/Ownership History | | | | | | |
|-------------------------|---------|-------------|-------------------------|----------------|------------|-------------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
| 06/10/16 | 265,000 | Land + Bldg | Valid Sale | 47039/344 | Quit Claim | TULIN PIERRE R |
| 11/20/15 | 121,000 | Land + Bldg | Sale After Foreclosure | 46294/115 | | PHAM THANH V |
| 10/08/15 | 153,000 | Land + Bldg | Repossession | 46136/230 | | BANK OF NY MELLON |
| 11/13/06 | 1 | Land + Bldg | Transfer Of Convenience | 33666/199 | | |
| 11/13/06 | 350,000 | Land + Bldg | Sold Twice In Same Year | 33666/182 | | |
| 09/30/03 | 235,000 | Land + Bldg | Valid Sale | 26680/163 | | |

| | | | | |
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|------------------------|--------------------|--------------------------------|--------------|---------------------------|

| Dwelling Information | | | |
|-----------------------|----------|-----------------|---------|
| Style | Colonial | Year Built | 1913 |
| Story height | 2 | Eff Year Built | 1990 |
| Attic | None | Year Remodeled | 2016 |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | In-law Apt | No |
| Color | White | | |
| 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 | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 6 | | |
| Kitchen Type | Modern | Bath Type | Modern |
| Kitchen Remod | Yes | Bath Remod | Yes |
| 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 | 335,375 | % Good | 82 |
| Plumbing | | % Good Override | |
| Basement | 19,073 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 0 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 354,450 | Additions | 6,560 |
| Ground Floor Area | 806 | | |
| Total Living Area | 1,628 | Dwelling Value | 297,210 |

| Building Notes | |
|----------------|--|
| | |



| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| | | | | | | | | |

| 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 | |
| 1 | | 11 | | | 900 | |
| 2 | | 15 | | | 1,480 | |
| 3 | | 11 | | | 4,180 | |