

Situs : 59 CLARENCE ST		Parcel ID: 102-028		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
MILLER NANCY L (LIFE ESTATE) 59 CLARENCE ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 15 Vol / Pg 18802/251 District Zoning R2 Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,342		77,450					
Total Acres: .1456 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		77,500	77,500	0	72,800				
Building		215,800	216,900	0	189,100				
Total		293,300	294,400	0	261,900				
Manual Override Reason									
Value Flag		Base Date of Value		1/1/2020					
Gross Building:		Effective Date of Value		1/1/2020					
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
01/07/08	49682	1,000	BLDG Pellet Stove	0					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/21/00		Land + Bldg	Transfer Of Convenience	18802/251					

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Dwelling Information

Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	350	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

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

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	274,193	% Good	62
Plumbing		% Good Override	
Basement	15,594	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	28,792	C&D Factor	
		Adj Factor	1
Subtotal	318,580	Additions	3,660

Ground Floor Area	567		
Total Living Area	1,484	Dwelling Value	201,180

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	672	672	1	1986	C	A	15,690

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		12			2,850
2		12			810

Building Notes