


Situs : 53 CLARENCE ST		Parcel ID: 102-029	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
CURRENT OWNER DUCHARME CASEY FREDERICK J DUCHARME ET AL 53 CLARENCE ST BROCKTON MA 02301		GENERAL INFORMATION Living Units 1 Neighborhood 210 Alternate ID 16 Vol / Pg 42699/132 District Zoning R2 Class Residential			
Property Notes <div></div>					



102-029 03/16/2020

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	6,342		77,450		77,500	77,500	0	72,800
					Land Building	256,600	250,900	0	195,000
					Total	334,100	328,400	0	267,800
Total Acres: .1456 Spot:					Manual Override Reason Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020 Value Flag MARKET APPROACH Gross Building:				

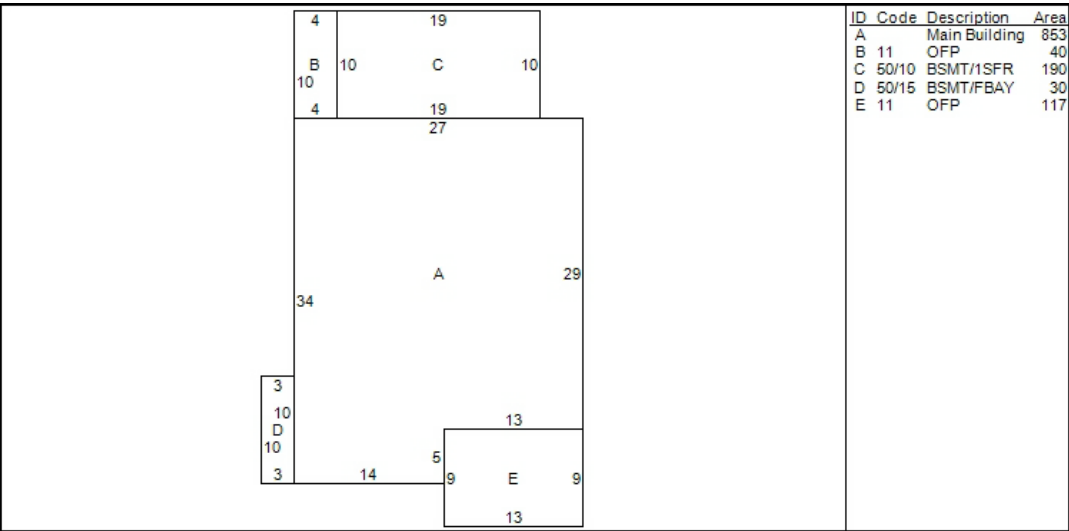
Entrance Information				Permit Information				
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
08/24/20	GL	Field Review	Other	07/27/09	51956	12,986	BLDG 16 Window s	0
				08/15/06	47040	6,200	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/13/19	1	Land + Bldg	Transfer Of Convenience	51099/224	Quit Claim	DUCHARME CASEY
02/20/13		Land + Bldg	Transfer Of Convenience	42699/132		

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Dwelling Information			
Style	Colonial	Year Built	1925
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	
Fuel Type	Oil	Openings	
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	347,432	% Good	62
Plumbing	6,525	% Good Override	
Basement	19,759	Functional	
Heating	0	Economic	
Attic	8,508	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	382,220	Additions	13,880
Ground Floor Area	853		
Total Living Area	1,926	Dwelling Value	250,860

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			680	
2	50	10			9,300	
3	50	15			1,980	
4		11			1,920	