


Situs : 43 CLARENCE ST		Parcel ID: 102-031		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
FERNANDES BENJAMIN DELORES A FERNANDES 43 CLARENCE ST BROCKTON MA 02301			Living Units 1 Neighborhood 210 Alternate ID 18 Vol / Pg 11909/00119 District Zoning R2 Class Residential						
Property Notes									
									
102-031 03/16/2020									

Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value		Appraised	Cost	Income	Prior
Primary	SF	6,764		78,060		78,100	78,100	0	73,300
					Land	262,300	266,600	0	201,700
					Building	340,400	344,700	0	275,000
					Total				
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		08/07/13	B58657	4,475	BLDG Strip/Reroof	100
					06/15/99	30920	3,400	BLDG Strip & Redo Ro	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/84	58,000	Land + Bldg		11909/119		

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**Dwelling Information**

<b>Style</b>	Colonial	<b>Year Built</b>	1925
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	Pt-Fin	<b>Year Remodeled</b>	1993
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

**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>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	4	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	12		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

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

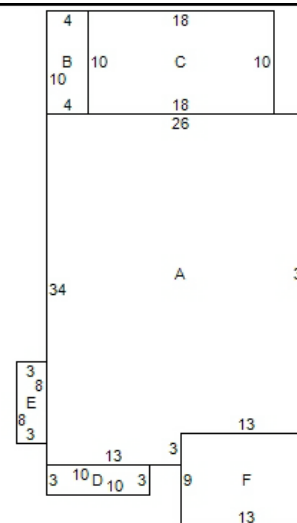
**Grade & Depreciation**

<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>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	345,198	<b>% Good</b>	62
<b>Plumbing</b>	16,312	<b>% Good Override</b>	
<b>Basement</b>	19,632	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	21,134	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	402,280	<b>Additions</b>	15,320
<b>Ground Floor Area</b>	845		
<b>Total Living Area</b>	2,208	<b>Dwelling Value</b>	264,730

**Building Notes**



ID Code	Description	Area
A	Main Building	845
B 11	OFF	40
C 10	1SFR	180
D 50/15/10	BSMT/FBAY/1SFR	30
E 50/15	BSMT/FBAY	24
F 11	OFF	117
G RG1	GARAGE - WD/CB	198*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	198	198	1	1925	D	P	1,820

**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			680	5		11			1,920
2		10			7,630						
3	50	15	10		3,350						
4	50	15			1,740						