

Situs : 39 CLARENCE ST	Parcel ID: 102-032	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
FONTAINE FRED 39 CLARENCE ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 19 Vol / Pg 19108/218 District Zoning R2 Class Residential

Property Notes



102-032 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,695		76,510
Total Acres: .1307 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,500	76,500	0	72,100
Building	403,200	457,000	0	372,900
Total	479,700	533,500	0	445,000
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			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
05/30/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/12/16	65464	2,000	DECK	100
06/05/13	B58295	15,465	BLDG Deleading	100
11/27/06	47741	800	BLDG Chg Wind To Doo	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/29/00	220,000	Land + Bldg	Valid Sale	19108/218		

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Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	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	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

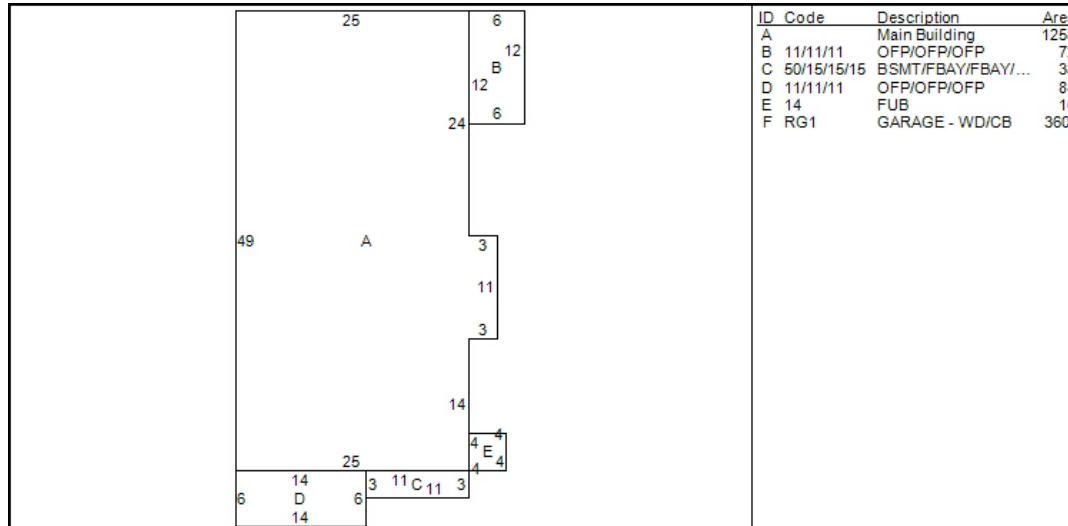
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	570,053	% Good	62
Plumbing	18,124	% Good Override	
Basement	23,774	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	611,950	Additions	34,660
Ground Floor Area	1,258		
Total Living Area	3,873	Dwelling Value	452,010

Building Notes



ID	Code	Description	Area
A		Main Building	1258
B	11/11/11	OFF/OFP/OFP	72
C	50/15/15/15	BSMT/FBAY/FBAY/...	33
D	11/11/11	OFF/OFP/OFP	84
E	14	FUB	16
F	RG1	GARAGE - WD/CB	360

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	F	4,960

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	11	11	5,890
2	50	15	15	15	22,010
3		11	11	11	6,570
4		14			190