


Situs : 33 CLARENCE ST		Parcel ID: 102-034		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
BANDOO DAVID AND SONJA BANDOO 33 CLARENCE ST BROCKTON MA 02301			Living Units 3 Neighborhood 210 Alternate ID 21 Vol / Pg 20721/82 District Zoning R2 Class Residential		
Property Notes					
<div></div>					



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,434		76,130
<div> <div>Total Acres: .1247</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,100	76,100	0	71,900
Building	398,800	449,700	0	368,100
Total	474,900	525,800	0	440,000
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>				
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>				

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
02/01/05	BBM	Not At Home	Other

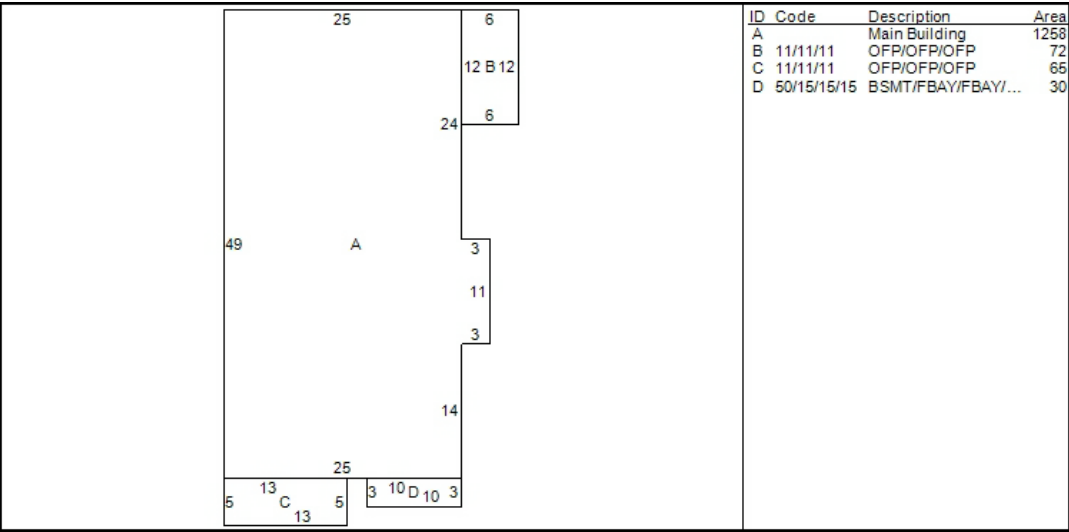
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/28/04	41902	0	BLDG Demo	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/17/01	240,000	Land + Bldg	Valid Sale	20721/82		
08/16/01		Land + Bldg	Court Order/Decree	20376/187		

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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	In-law Apt	No
Color	Gray		
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	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	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
		Additions	32,300
Subtotal	611,950		
Ground Floor Area	1,258		
Total Living Area	3,864	Dwelling Value	449,650

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	11	11	5,890	
2		11	11	11	5,520	
3	50	15	15	15	20,890	