


<b>Situs : 25 CLARENCE ST</b>		<b>Parcel ID: 102-036</b>		<b>Class: Three-Family</b>		Card: 1 of 1		Printed: October 28, 2020	
-------------------------------	--	---------------------------	--	----------------------------	--	--------------	--	---------------------------	--

<b>CURRENT OWNER</b>			<b>GENERAL INFORMATION</b>		
TEJEDA HECTOR A MARIA Y DIAZ 25 CLARENCE ST BROCKTON MA 02301-2914			Living Units    3 Neighborhood   210 Alternate ID    23 Vol / Pg        31024/265 District Zoning           R2 Class            Residential		
<b>Property Notes</b>					



<b>Land Information</b>				
<b>Type</b>	<b>Size</b>	<b>Influence Factors</b>	<b>Influence %</b>	<b>Value</b>
Primary	SF	5,400		76,080
<div> <div>Total Acres: .124</div> <div>Spot:</div> <div>Location:</div> </div>				

<b>Assessment Information</b>				
	<b>Appraised</b>	<b>Cost</b>	<b>Income</b>	<b>Prior</b>
<b>Land</b>	76,100	76,100	0	71,800
<b>Building</b>	413,000	472,600	0	382,200
<b>Total</b>	489,100	548,700	0	454,000
<b>Manual Override Reason</b>				
<b>Base Date of Value</b>		1/1/2020		
<b>Effective Date of Value</b>		1/1/2020		
<b>Value Flag</b> MARKET APPROACH				
<b>Gross Building:</b>				

<b>Entrance Information</b>			
<b>Date</b>	<b>ID</b>	<b>Entry Code</b>	<b>Source</b>
08/24/20	GL	Field Review	Other

<b>Permit Information</b>				
<b>Date Issued</b>	<b>Number</b>	<b>Price</b>	<b>Purpose</b>	<b>% Complete</b>
11/05/03	40831	5,000	BLDG        Rails, Post, FI	100

<b>Sales/Ownership History</b>						
<b>Transfer Date</b>	<b>Price</b>	<b>Type</b>	<b>Validity</b>	<b>Deed Reference</b>	<b>Deed Type</b>	<b>Grantee</b>
07/29/05		Land + Bldg	Court Order/Decree	31024/265		

**Situs : 25 CLARENCE ST**

**Parcel Id: 102-036**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

### 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	Green	In-law Apt	No

## Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

## Heating & Cooling

Heat Type	Basic
Fuel Type	Oil
System Type	Steam

## Fireplaces

Stacks  
Openings  
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

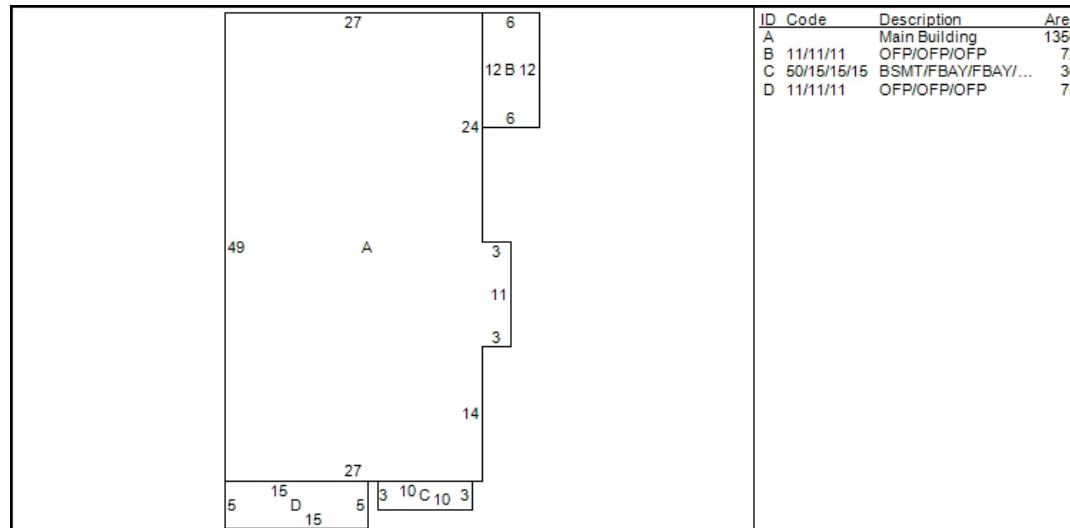
## Grade & Depreciation

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

## Dwelling Computations

Base Price	601,628	% Good	62
Plumbing	18,124	% Good Override	
Basement	25,091	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	644,840	Additions	32,860
Ground Floor Area	1,356		
Total Living Area	4,158	Dwelling Value	472,640

## 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	50	15	15	15	20,890
3		11	11	11	6,080