

Situs : 15 CLARENCE ST		Parcel ID: 102-039		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
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CURRENT OWNER			GENERAL INFORMATION		
BOODHAM RAMESH 15 CLARENCE ST BROCKTON MA 02301			Living Units 3 Neighborhood 210 Alternate ID 26 Vol / Pg 20499/23 District Zoning R2 Class Residential		
Property Notes					

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,810			75,220
Total Acres: .1104 Spot: _____ Location: _____					

Assessment Information					
	Appraised	Cost	Income	Prior	
Land	75,200	75,200	0	71,200	
Building	410,700	468,400	0	380,100	
Total	485,900	543,600	0	451,300	
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		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/06/03	40602	17,000	BLDG V Side, Winds,	100	
07/23/02	37214	14,300	BLDG R & R Frt, Side	100	
08/08/01	35165	2,800	BLDG Rep Frt & Side	100	
07/27/01	35084	200	BLDG Rep Siding/Plyw	100	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/07/01	240,000	Land + Bldg	Valid Sale	20499/23		
03/01/84	81,550	Land + Bldg				
11/01/81	54,000	Land + Bldg				

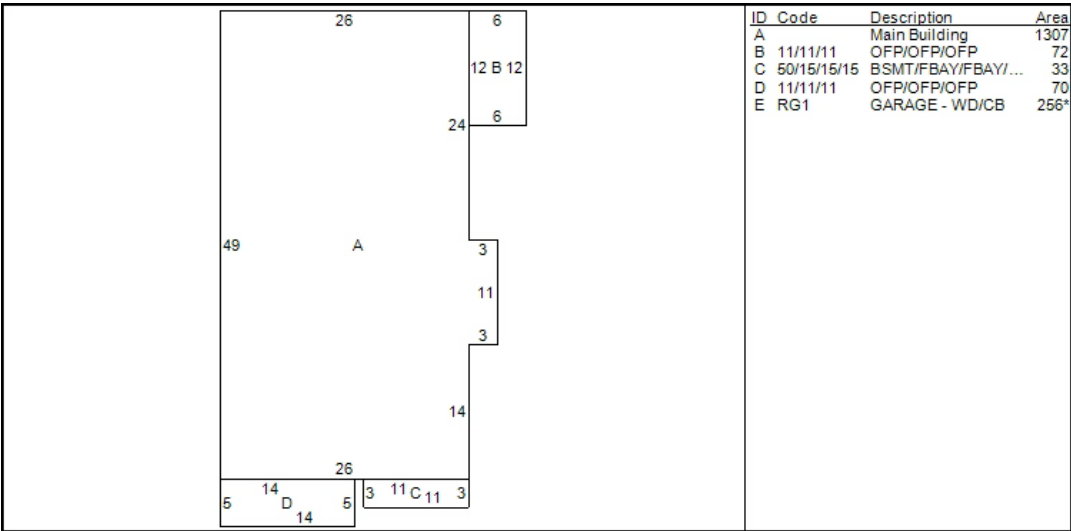


102-039 03/16/2020

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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	Natural		
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	Gas	Openings	
System Type	Warm Air	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	585,839	% Good	62
Plumbing	18,124	% Good Override	
Basement	24,433	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	628,400	Additions	33,670
Ground Floor Area	1,307		
Total Living Area	4,020	Dwelling Value	462,240

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	256	256	1	1925	C	G	6,170

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	5,770	