


Situs : 22 CLINTON ST	Parcel ID: 127-013	Class: Two-Family	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	--------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
BRUNO JEAN G 22 CLINTON ST 1ST FLR BROCKTON MA 02302	Living Units 2 Neighborhood 210 Alternate ID 27 Vol / Pg 50656/134 District Zoning R1C Class Residential
Property Notes	



127-013 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,215		75,810
<div> <div>Total Acres: .1197</div> <div>Spot:</div> <div>Location:</div> </div>				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	75,800	75,800	0	71,600
Building	305,300	321,800	0	263,500
Total	381,100	397,600	0	335,100
<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
08/26/20	GL	Field Review	Other
11/19/14	DR	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/30/00	33746	18,200	BLDG Vinyl Siding, P	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/18	354,000	Land + Bldg	Valid Sale	50656/134 4721/249	Quit Claim	BRUNO JEAN G

Situs : 22 CLINTON ST

Parcel Id: 127-013

Class: Two-o-Family

Card: 1 of 1

Printed: October 28, 2020

Dwelling Information

Style	Tw o Family	Year Built	1890
Story height	1.7	Eff Year Built	1970
Attic	None	Year Remodeled	2010
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	Warm Air	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

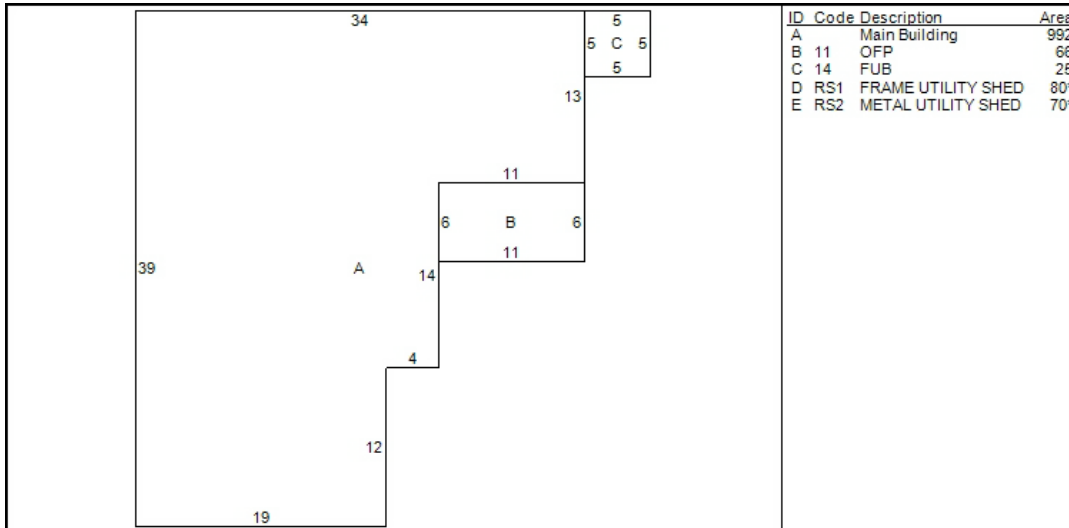
Grade & Depreciation

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

Dwelling Computations

Base Price	348,325	% Good	76
Plumbing	9,787	% Good Override	
Basement	21,790	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	379,900	Additions	3,190
Ground Floor Area	992		
Total Living Area	1,736	Dwelling Value	320,790

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1990	D	A	220
Metal Shed	10 x 7		70	1	2010	D	A	780

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			2,810
2		14			380