

Situs : 38 CLINTON ST

Parcel ID: 127-016

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

PIERRE JOSEPH E
MARIA Y JEAN
38 CLINTON ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 210
Alternate ID 30
Vol / Pg 44901/101
District
Zoning R1C
Class Residential

Property Notes



127-016 03/22/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 5,115			3,730

Total Acres: .2781
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	82,100	82,100	0	76,200
Building	181,800	201,500	0	180,700
Total	263,900	283,600	0	256,900

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
08/26/20	GL	Field Review	Other
05/04/18	CP	Field Review	Other
04/18/06	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/11/17	B67712	22,000	DECK Also Front Porch	100
03/14/14	B59576	1,000	BLDG Rplace Window s	100
07/14/05	44492	1,000	BLDG R & R Shingles	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/14	215,000	Land + Bldg	Valid Sale	44901/101		
02/14/14	82,500	Land + Bldg	Sale After Foreclosure	44080/45		
01/28/13	60,000	Land + Bldg	Repossession	42598/42		
07/07/04	1	Land + Bldg	Transfer Of Convenience	28614/343		
05/03/04	255,000	Land + Bldg	Valid Sale	28106/238		
06/28/02	189,900	Land + Bldg	Valid Sale	22350/40		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	480	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

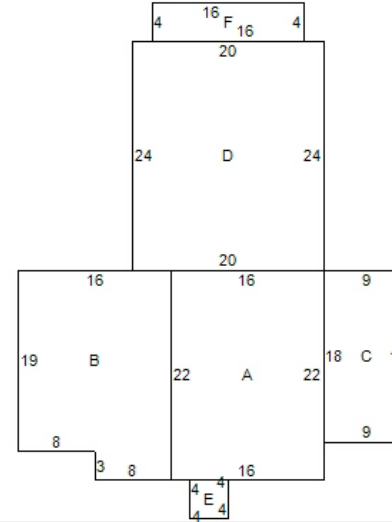
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	198,926	% Good	62
Plumbing	9,787	% Good Override	
Basement	12,444	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,278	C&D Factor	
		Adj Factor	1
Subtotal	250,440	Additions	46,000
Ground Floor Area	352		
Total Living Area	1,978	Dwelling Value	201,270

Building Notes



ID	Code	Description	Area
A		Main Building	352
B	50/10	BSMT/1SFR	328
C	10	1SFR	162
D	50/10	BSMT/1SFR	480
E	11	OPF	16
F	31	WDK	64
G	RS1	FRAME UTILITY SHED	64*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	64	64	1	1940	C	A	240

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			15,620	5		31			680
2			10		6,880						
3	50	10			22,570						
4			11		250						