

Situs : 44 CLINTON ST	Parcel ID: 127-017	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
ALPHA INVESTMENT PROPERTY LLC C/O CINTIA MIRANDA 44 CLINTON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 31 Vol / Pg 50745/158 District Zoning R1C Class Residential

Property Notes



127-017 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 7,000			78,400
Residual	SF 5,380			3,930
Total Acres: .2842				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,300	82,300	0	76,400
Building	178,800	189,000	0	158,400
Total	261,100	271,300	0	234,800
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

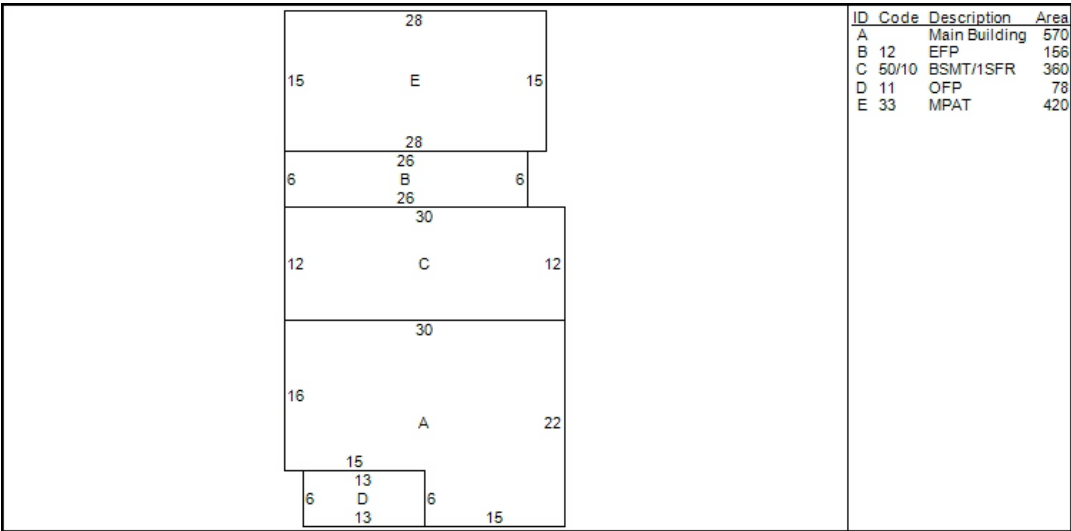
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/27/19	BP-19-273	45,000	EXTERIOR	40

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/23/19	171,000	Land + Bldg	Repossession	50745/158	Quit Claim	ALPHA INVESTMENT PROPERTY LLC
11/08/18	191,250	Land + Bldg	Repossession	50498/283	Quit Claim	WILMINGTON TRUST NA
05/09/05		Land + Bldg	Transfer Of Convenience	30490/272		WILMINGTON TRUST NA
03/29/04	225,000	Land + Bldg	Valid Sale	27820/197		
07/30/99	110,000	Land + Bldg	Valid Sale	17715/49		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	249,673	% Good	62
Plumbing		% Good Override	
Basement	15,619	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	265,290	Additions	24,480
Ground Floor Area	570		
Total Living Area	1,358	Dwelling Value	188,960

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		12			3,160	
2	50	10			17,110	
3		11			1,300	
4		33			2,910	