

Situs : 52 CLINTON ST	Parcel ID: 127-018	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
DESIR RONALD MONA JOSEPH 52 CLINTON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 32 Vol / Pg 39724/27 District Zoning R1C Class Residential

Property Notes



127-018 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,930		76,850
Total Acres: .1361 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,900	76,900	0	72,400
Building	189,900	207,400	0	162,200
Total	266,800	284,300	0	234,600
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/11	87,000	Land + Bldg	Sale After Foreclosure	39724/27		
04/29/10	214,649	Land + Bldg	Repossession	38472/4		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Steam	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	

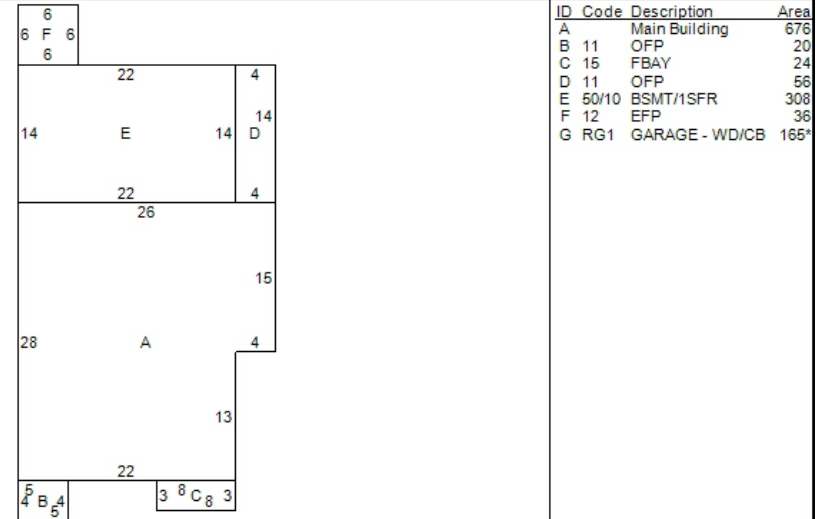
Grade & Depreciation

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

Dwelling Computations

Base Price	274,438	% Good	62
Plumbing	6,525	% Good Override	
Basement	17,168	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	298,130	Additions	18,100
Ground Floor Area	676		
Total Living Area	1,346	Dwelling Value	202,940

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	165	165	1	1925	C	A	4,500

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		11			310	5		12			740
2		15			1,430						
3		11			930						
4	50	10			14,690						