

Situs : 54 CLINTON ST	Parcel ID: 127-019	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
GIBSON DENNIS J RHONDA A GIBSON 54 CLINTON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 33 Vol / Pg 10453/00340 District Zoning R1C Class Residential

Property Notes



127-019 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,800		76,660
Total Acres: .1331 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,700	76,700	0	72,200
Building	155,300	150,000	0	140,500
Total	232,000	226,700	0	212,700
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
10/09/20	JCD	Field Review	Other
08/26/20	GL	Field Review	Other

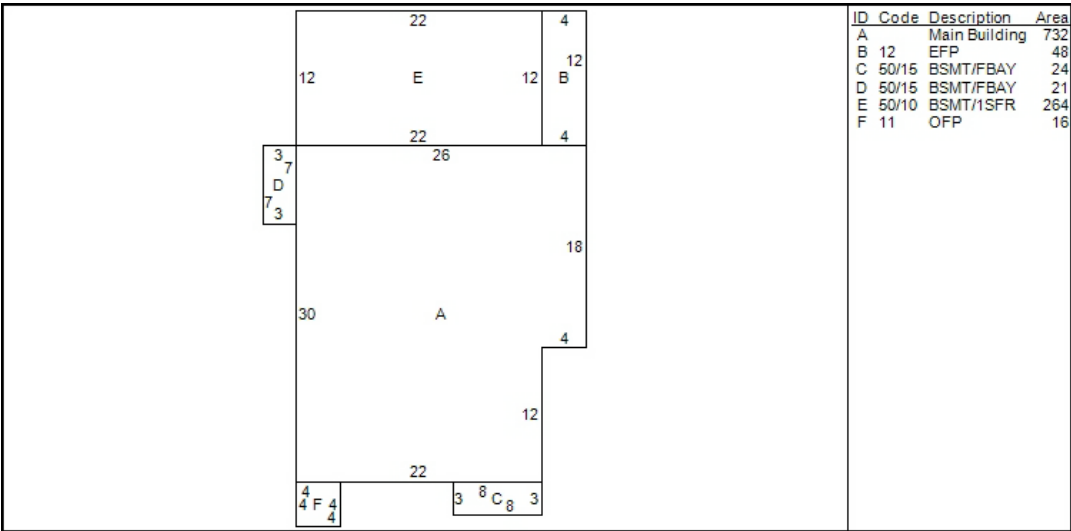
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
11/18/19	2160	22,097	EXTERIOR R W S	
08/29/19	1580	12,549	EXTERIOR R W S	
10/02/12	57230	5,436	BLDG Replc 4 Wndw s	0
09/03/02	37508	2,128	BLDG 10 Vinyl Window	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/91	95,500	Land + Bldg	Valid Sale	10453/340		

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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	Asbestos	Amenities	
Masonry Trim	x		
Color	Gray	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	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	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	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	287,429	% Good	45
Plumbing		% Good Override	
Basement	17,981	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	305,410	Additions	12,520
Ground Floor Area	732		
Total Living Area	1,407	Dwelling Value	149,950

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	Line #	Low	1st	2nd	3rd	Value
1		12			720	5		11			180
2	50	15			1,260						
3	50	15			1,130						
4	50	10			9,230						