

Situs : 58 CLINTON ST		Parcel ID: 127-020		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
STARKS BOBBIE JEAN 58 CLINTON ST BROCKTON MA 02302			Living Units 2 Neighborhood 210 Alternate ID 34 Vol / Pg 16770/326 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	3,571		73,430					
Total Acres: .082 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		73,400	73,400	0	69,900				
Building		337,600	359,400	0	230,200				
Total		411,000	432,800	0	300,100				
Manual Override Reason									
		Base Date of Value		1/1/2020					
Value Flag		MARKET APPROACH		Effective Date of Value		1/1/2020			
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
04/27/04	41589	1,000	BLDG	Redo Deck		100			
06/14/00	32923	15,450	BLDG	Reroof Over Old		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
11/02/98	83,000	Land + Bldg	Valid Sale	16770/326					

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	1.7	Eff Year Built	1990
Attic	Unfin	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	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

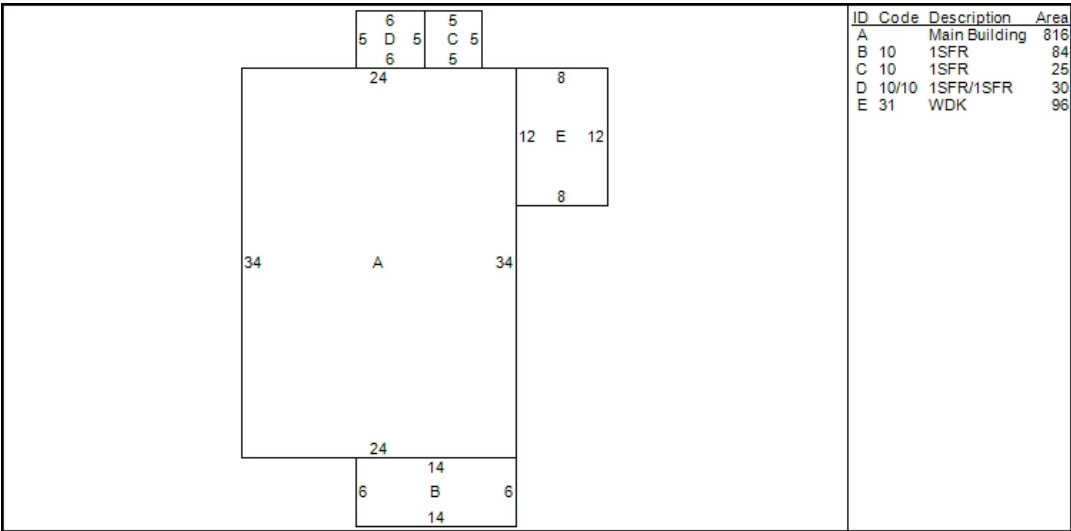
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	307,320	% Good	82
Plumbing	9,787	% Good Override	
Basement	19,225	Functional	
Heating	0	Economic	
Attic	8,279	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	344,610	Additions	48,550

Ground Floor Area	816	Dwelling Value	359,390
Total Living Area	1,597		

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		10			18,120	
2		10			9,020	
3		10	10		19,110	
4		31			2,300	