

<b>Situs : 76 CLINTON ST</b>	<b>Parcel ID: 127-079</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
DAVIS JEANNE C 76 CLINTON ST BROCKTON MA 02302	Living Units 1 Neighborhood 210 Alternate ID 36 Vol / Pg 26367/208 District Zoning R1C Class Residential
Property Notes	



127-079 03/22/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,249		77,310
Total Acres: .1435 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	77,300	77,300	0	72,700
Building	139,800	106,700	0	111,400
Total	217,100	184,000	0	184,100
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
04/18/19	BP-19-600	8,000	EXTERIOR	
12/01/11	55847	758	BLDG Rplc 1 Window	0
05/13/03	B39512	6,000	BLDG Int Remodel/Add	100
07/11/97	27729	1,700	BLDG Replace Roof	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
08/29/03	184,000	Land + Bldg	Valid Sale	26367/208	
05/02/03	120,000	Land + Bldg	Court Order/Decree	25012/337	
Grantee DAVIS JEANNE C					

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Dwelling Information			
<b>Style</b>	Colonial Ne	<b>Year Built</b>	1925
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	Full-Fin	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	Brown		

Basement			
<b>Basement</b>	Crawl	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

Heating & Cooling		Fireplaces
<b>Heat Type</b>	Basic	<b>Stacks</b>
<b>Fuel Type</b>	Gas	<b>Openings</b>
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>

Room Detail			
<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

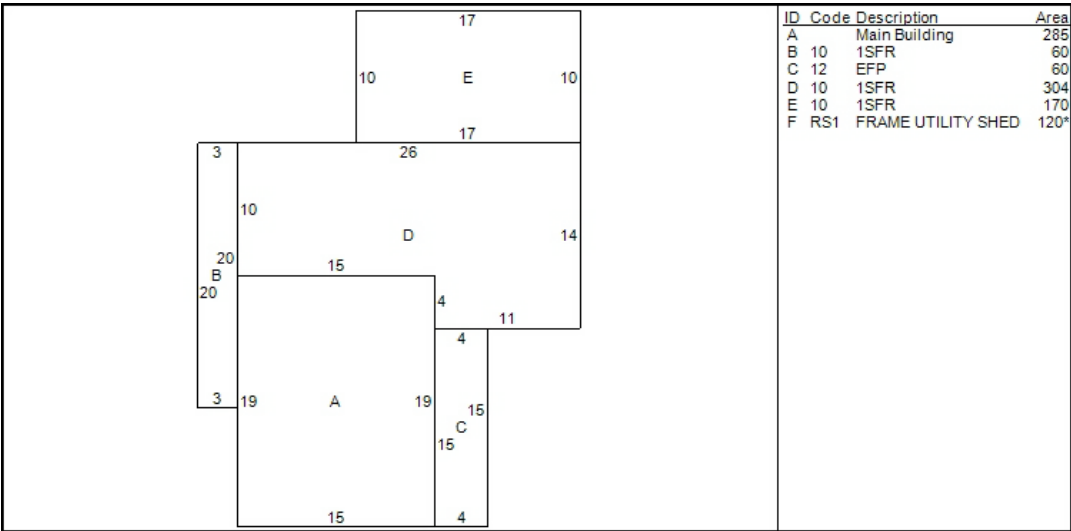
Adjustments	
<b>Int vs Ext</b>	Same
<b>Cathedral Ceiling</b>	x
	<b>Unfinished Area</b>
	<b>Unheated Area</b>

Grade & Depreciation	
<b>Grade</b>	C
<b>Condition</b>	Average
<b>CDU</b>	AVERAGE
<b>Cost &amp; Design</b>	0
<b>% Complete</b>	
	<b>Market Adj</b>
	<b>Functional</b>
	<b>Economic</b>
	<b>% Good Ovr</b>

Dwelling Computations			
<b>Base Price</b>	113,021	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	4,085	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	18,267	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	135,370	<b>Additions</b>	22,080

<b>Ground Floor Area</b>	285		
<b>Total Living Area</b>	933	<b>Dwelling Value</b>	106,010

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	120	120	1	2000	C	A	730

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		10			2,670	
2		12			1,120	
3		10			11,590	
4		10			6,700	