

Situs : 78 CLAREMOUNT AV

Parcel ID: 181-045

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

MANNING DAVE TRUSTEE
DORA MANNING IRREVOCABLE TR
78 CLAREMOUNT AVE
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 14
Vol / Pg LC/126240
District
Zoning R1C
Class Residential

Property Notes



181-045 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,463		89,050

Total Acres: .1713
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,100	89,100	0	78,600
Building	196,100	191,700	0	187,000
Total	285,200	280,800	0	265,600

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/21/20	JR	Field Review	Other
01/24/20	CP	Entry & Sign	Ow ner
12/23/14	JOD	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/03/14	B61314	3,715	BLDG Replc 3 Window s	100
10/28/14	B61044	1,000	BLDG Solar Panel	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/26/17	1	Land + Bldg	Transfer Of Convenience	LC/126240	Quit Claim	MANNING DAVE TRUSTEE
12/03/01	177,200	Land + Bldg	Valid Sale	LC/100400		

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Dwelling Information

Style	F To B Splt	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement	Part	# Car Bsm't Gar	
FBLA Size	300	FBLA Type	
Rec Rm Size	300	Rec Rm Type	

Heating & Cooling

Fireplaces

Heat Type	Basic	Stacks	1
Fuel Type	Gas	Openings	1
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

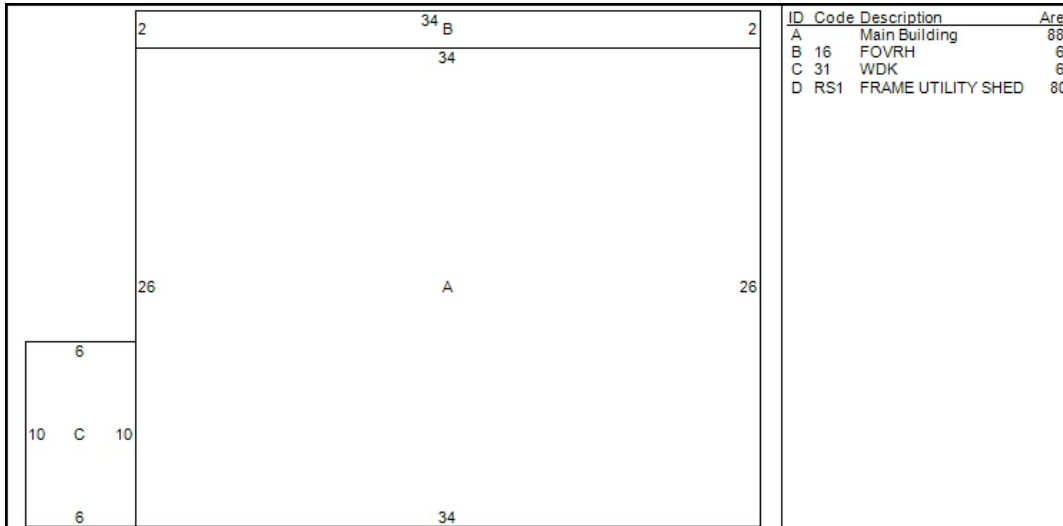
Grade & Depreciation

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

Dwelling Computations

Base Price	199,478	% Good	76
Plumbing	6,041	% Good Override	
Basement	9,360	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	31,594	C&D Factor	
		Adj Factor	1
Subtotal	246,470	Additions	4,250
Ground Floor Area	884		
Total Living Area	1,252	Dwelling Value	191,570

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1970	D	F	170

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		16			3,570
2		31			680