

Situs : 33 CYPRESS DR	Parcel ID: 010-195	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
NARDONE MARY T TRUSTEE EILEEN R ALTIERI TRUST 33 CYPRESS DR BROCKTON MA 02301	Living Units 1 Neighborhood 310 Alternate ID 2 Vol / Pg 26810/83 District Zoning R1A Class Residential

Property Notes



010-195 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 20,000			106,000
Residual	SF 10,160			10,160
Total Acres: .6923				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	116,200	116,200	0	111,800
Building	539,800	850,300	0	494,000
Total	656,000	966,500	0	605,800
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
09/10/20	GL	Field Review	Other
03/18/02	BM	Entry Gained	Ow ner

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/18/11	55623	10,000	BLDG Replace Roof	0
10/25/01	35644	3,000	BLDG Add 12' X 21' S	100
03/21/96	25723	1,200	BLDG Col Cape 3829sq	100

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
10/16/03		Land + Bldg	Transfer Of Convenience	26810/83	
Grantee NARDONE MARY T TRUSTEE					

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Dwelling Information

Style	Cape	Year Built	1998
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	Central Ac	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms	1	Half Baths	2
Kitchens	1	Extra Fixtures	3
Total Rooms	13		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

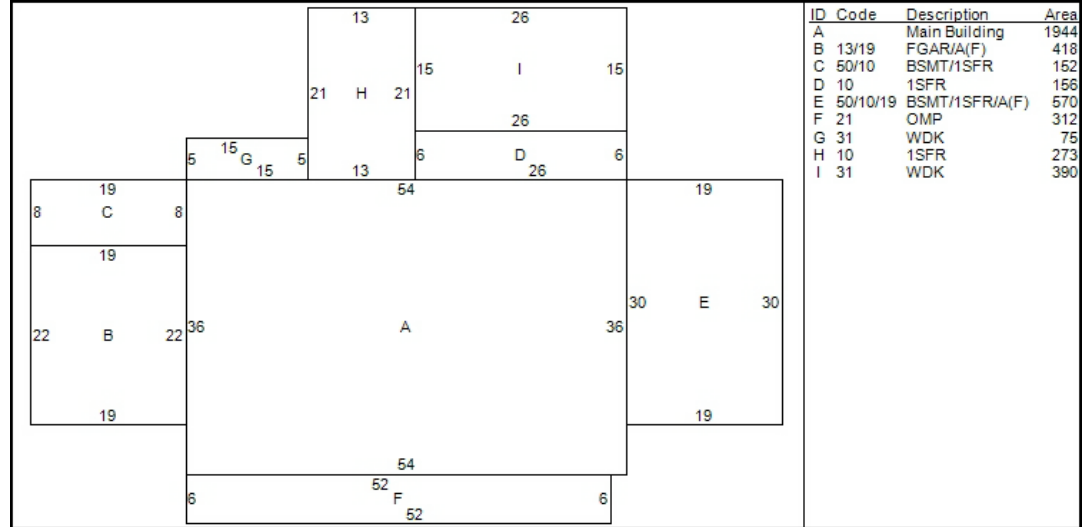
Grade & Depreciation

Grade	B	Market Adj	
Condition	Good	Functional	
CDU	VERY GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	633,768	% Good	95
Plumbing	36,249	% Good Override	
Basement	39,647	Functional	
Heating	17,278	Economic	
Attic	0	% Complete	
Other Features	14,328	C&D Factor	
		Adj Factor	1
Subtotal	741,270	Additions	146,120
Ground Floor Area	1,944		
Total Living Area	5,047	Dwelling Value	850,330

Building Notes



ID	Code	Description	Area
A		Main Building	1944
B	13/19	FGAR/A(F)	418
C	50/10	BSMT/1SFR	152
D	10	1SFR	158
E	50/10/19	BSMT/1SFR/A(F)	570
F	21	OMP	312
G	31	WDK	75
H	10	1SFR	273
I	31	WDK	390

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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		13	19		19,950	5		21			10,830
2	50	10			14,060	6		31			1,330
3		10			12,540	7		10			21,280
4	50	10	19		59,380	8	31				6,750