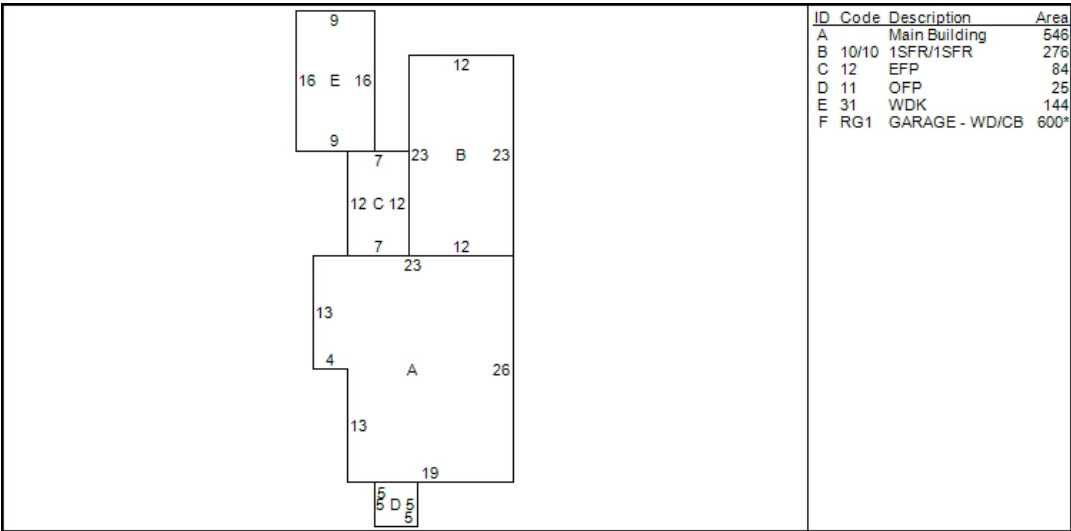


Situs : 45 GIFFORD ST		Parcel ID: 059-066		Class : Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
R AND R REVOCABLE TRUST 45 GIFFORD ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 12 Vol / Pg 34435/348 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	6,985			78,380				
Total Acres: .1604 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,400	78,400	0	73,500				
Building		193,200	200,600	0	170,700				
Total		271,600	279,000	0	244,200				
Manual Override Reason									
Value Flag		MARKET APPROACH	Base Date of Value	1/1/2020					
Gross Building:			Effective Date of Value	1/1/2020					
Entrance Information									
Date	ID	Entry Code	Source						
08/14/20	CM	Field Review	Other						
06/08/01	BM	Estimated For Misc Reason	Other						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
06/21/04	42066	3,000	BLDG	Strp & Re-Shngl		100			
10/26/00	33727	3,400	BLDG	Dtrip & Rep Shi		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
04/25/07		Land + Bldg	Transfer Of Convenience	34435/348					

Situs : 45 GIFFORD ST	Parcel Id: 059-066	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1882
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen 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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	243,990	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,263	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	269,040	Additions	23,380
Ground Floor Area	546		
Total Living Area	1,371	Dwelling Value	190,180

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	600	600	1	1925	C	G	10,370

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	10		19,720	
2		12			1,740	
3		11			430	
4		31			1,490	