


<b>Situs : 35 GIFFORD ST</b>		<b>Parcel ID: 059-068</b>		<b>Class: Three-Family</b>		<b>Card: 1 of 1</b>		<b>Printed: October 27, 2020</b>	
------------------------------	--	---------------------------	--	----------------------------	--	---------------------	--	----------------------------------	--

<b>CURRENT OWNER</b>			<b>GENERAL INFORMATION</b>		
MILLETT GEORGE A 925 CENTRE ST BROCKTON MA 02302			Living Units    3 Neighborhood   70 Alternate ID    14 Vol / Pg        15731/271 District Zoning           R1C Class            Residential		
<b>Property Notes</b>					



059-068 03/20/2020

Land Information				
Type	SF	Size	Influence Factors	Value
	SF	7,000		78,400
	SF	1,097		800
Total Acres: .1859 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
<b>Land</b>	79,200	79,200	0	74,100
<b>Building</b>	375,100	417,600	0	323,300
<b>Total</b>	454,300	496,800	0	397,400
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020				
<b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>				

Entrance Information			
Date	ID	Entry Code	Source
08/14/20	CM	Field Review	Other
08/07/20	CP	Field Review	Other
05/18/09	LK	Not At Home	Other

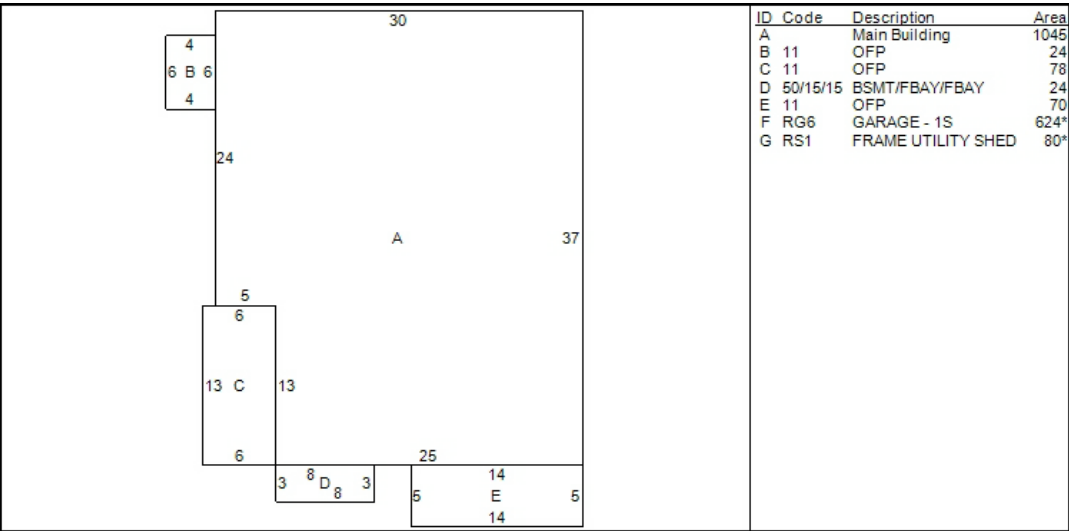
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/17/19	BP-19-570	30,000	REMODEL	100
05/27/08	50194	10,000	BLDG      24 X 26.8 Garag	0
02/06/07	48044	15,000	BLDG      Vinyl Siding	0

Sales/Ownership History				
Transfer Date	Price	Type	Validity	Deed Reference    Deed Type    Grantee
				15731/271                      MILLETT GEORGE A

Situs : 35 GIFFORD ST	Parcel Id: 059-068	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
-----------------------	--------------------	---------------------	--------------	---------------------------

Dwelling Information			
Style	3 Fam Slope	Year Built	1890
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	5	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	11	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	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	492,688	% Good	62
Plumbing	26,099	% Good Override	
Basement	22,552	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	541,340	Additions	19,970
Ground Floor Area	1,045		
Total Living Area	2,661	Dwelling Value	389,160

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 624		624	1	2008	B	A	27,670
Frame Shed	1 x 80		80	1	2008	C	A	780

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		11			1,180	
2		11			2,540	
3	50	15	15		13,890	
4		11			2,360	