

Situs : 33 GIFFORD ST

Parcel ID: 059-069

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

EVORA JOSE D
& MARIA H EVORA
33 GIFFORD ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 15
Vol / Pg 16467/281
District
Zoning R1C
Class Residential



059-069 03/20/2020

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	947			690
Total Acres: .1824				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	79,100	79,100	0	74,000
Building	238,600	288,600	0	233,800
Total	317,700	367,700	0	307,800
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
08/14/20	CM	Field Review	Other
04/27/11	RH	Entry & Sign	Ow ner
06/13/02	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/04/05	45152	500	BLDG	Frt Deck-Pt	0
06/28/02	37082	1,500	BLDG	Rep Existing De	100
08/22/01	35244	3,000	BLDG	Reroof 1 Side O	100
04/26/01	34444	38,000	BLDG	Kit, Bdrm Fl, B	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/98		Land + Bldg	Transfer Of Convenience	16467/281		

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Dwelling Information

Style	Colonial Ne	Year Built	1910
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	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	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

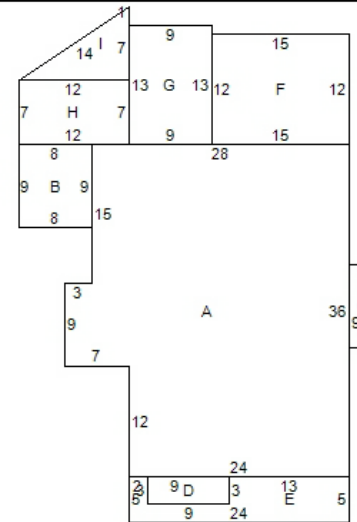
Grade & Depreciation

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

Dwelling Computations

Base Price	381,817	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,714	Functional	
Heating	0	Economic	
Attic	9,350	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	422,670	Additions	19,480
Ground Floor Area	987		
Total Living Area	2,280	Dwelling Value	281,540

Building Notes



ID	Code	Description	Area
A		Main Building	987
B	50/10	BSMT/1SFR	72
C	15	FBAY	27
D	15	FBAY	27
E	11	OFF	93
F	10	1SFR	180
G	11	OFF	117
H	31	WDK	84
I	31	WDK	48
J	RG1	GARAGE - WD/CB	400*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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	50	10			3,910	5		10			7,630
2		15			1,550	6		11			1,920
3		15			1,550	7		31			870
4		11			1,550	8		31			500