

Situs : 103 WHEELER AV

Parcel ID: 031-325

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

**CURRENT OWNER**  
DIAMOND WALKER L  
& LOUISE M DIAMOND  
103 WHEELER AVE  
BROCKTON MA 02301

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 60  
Alternate ID 18  
Vol / Pg 04207/00557  
District  
Zoning R1C  
Class Residential



031-325 03/18/2020

**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 5,837			88,960

Total Acres: .134  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	89,000	89,000	0	85,600
Building	209,100	234,400	0	189,000
<b>Total</b>	<b>298,100</b>	<b>323,400</b>	<b>0</b>	<b>274,600</b>

**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
07/30/20	GL	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				4207/557		

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**Dwelling Information**

<b>Style</b>	Cape	<b>Year Built</b>	1925
<b>Story height</b>	1.5	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x	<b>In-law Apt</b>	No
<b>Color</b>	White		

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

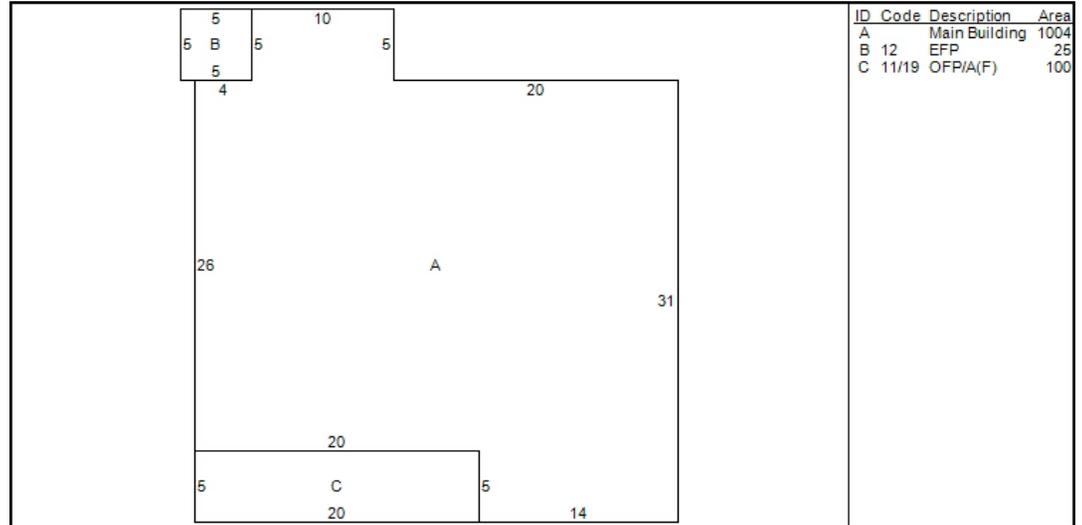
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	351,166	<b>% Good</b>	62
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	21,968	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	373,130	<b>Additions</b>	3,100
<b>Ground Floor Area</b>	1,004		
<b>Total Living Area</b>	1,556	<b>Dwelling Value</b>	234,440

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

**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		12			500
2		11	19		2,600