


Situs : 12 WALL ST	Parcel ID: 057-076	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIERRE JOSEPH QUEQUETTE PIERRE 12 WALL ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 7 Vol / Pg 30742/306 District Zoning R3 Class Residential
Property Notes	



057-076 03/21/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,226		74,380
Total Acres: .097				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,400	74,400	0	70,600
Building	395,700	443,400	0	326,300
Total	470,100	517,800	0	396,900
Manual Override Reason				
			Base Date of Value	1/1/2020
Value Flag	MARKET APPROACH	Effective Date of Value		1/1/2020
Gross Building:				

Entrance Information			
Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
03/06/19	CP	Field Review	Other
02/01/05	BM	Not At Home	Other
05/13/98	FT	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/15/04	42267	8,000	BLDG V Trim, Soffit	0
07/18/96	26314	20,000	BLDG Sheetrock,Wndw s	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/05	456,000	Land + Bldg	Valid Sale	30742/306		
12/21/04	433,000	Land + Bldg	Valid Sale	29703/2		
10/07/04		Land + Bldg	Transfer Of Convenience	29221/151		
10/07/04	375,000	Land + Bldg	Valid Sale	29221/114		
07/01/89	200,000	Land + Bldg	Valid Sale			
05/01/84	75,000	Land + Bldg				

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Dwelling Information

Style	3 Fam Slope	Year Built	1900
Story height	2.5	Eff Year Built	
Attic	None	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	Steam	Pre-Fab

Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms			
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

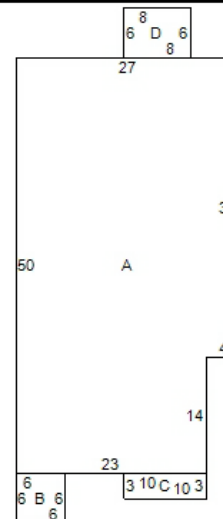
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	572,583	% Good	62
Plumbing	19,574	% Good Override	
Basement	26,209	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	618,370	Additions	21,700
Ground Floor Area	1,294		
Total Living Area	3,295	Dwelling Value	443,430

Building Notes



ID	Code	Description	Area
A		Main Building	1294
B	11	OFB	36
C	50/15/15	BSMT/FBAY/FBAY	30
D	12/12	EFB/EFB	48

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
1		11			1,550
2	50	15	15		15,620
3		12	12		4,530