

Situs : 22 WALL ST	Parcel ID: 057-095	Class: Three-Family	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
FRIMPONG ERIC A FA TIMA E CARDOSO PIRES FRIMPONG 22 WALL ST BROCKTON MA 02301	Living Units 3 Neighborhood 120 Alternate ID 9-1 Vol / Pg 47609/257 District Zoning R3 Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	2,646		72,090
Total Acres: .0607 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	72,100	72,100	0	68,900
Building	464,500	531,100	0	400,100
Total	536,600	603,200	0	469,000
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
08/20/20	AW	Field Review	Other
04/20/18	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/11/17	66160	4,000	ROOF/REP	100
07/19/13	B58554	24,430	BLDG Roof/2 Baths	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/18/16	457,000	Land + Bldg	Valid Sale	47609/257	Quit Claim	FRIMPONG ERIC A
06/28/13	253,000	Land + Bldg	Valid Sale	43280/324		
08/22/11		Land + Bldg	Transfer Of Convenience	40240/53		
06/29/05		Land + Bldg	Transfer Of Convenience	30818/350		

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Dwelling Information

Style	3 Fam Flat	Year Built	1904
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	2013
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

Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

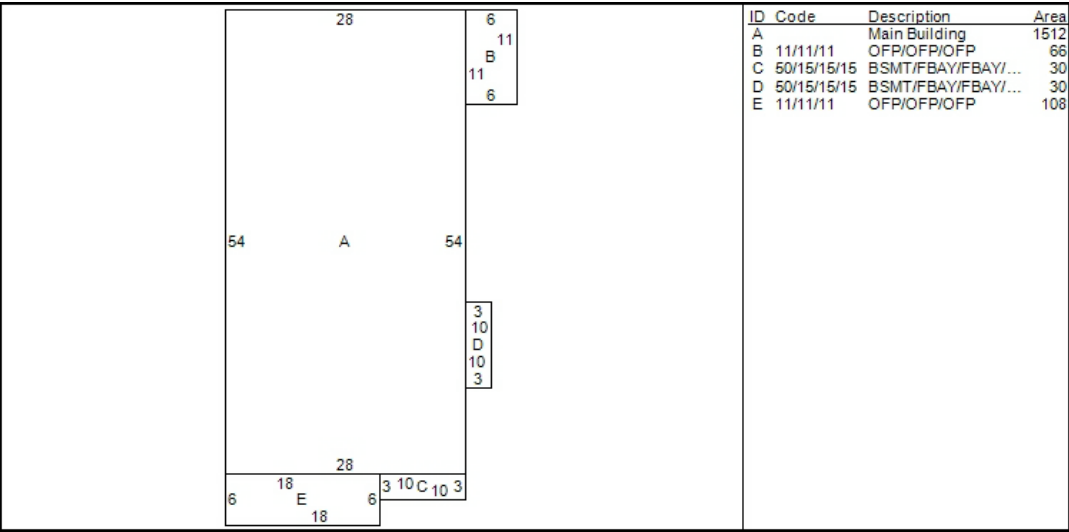
Grade & Depreciation

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

Dwelling Computations

Base Price	652,374	% Good	62
Plumbing	18,124	% Good Override	
Basement	27,207	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	697,710	Additions	55,300
Ground Floor Area	1,512		
Total Living Area	4,716	Dwelling Value	531,140

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		11	11	11	5,580	
2	50	15	15	15	20,890	
3	50	15	15	15	20,890	
4		11	11	11	7,940	