

Situs : 14 WALL ST

Parcel ID: 057-097

Class: Two-Family

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

JEAN CHARLES RICARDO
14 WALL ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	2
Neighborhood	120
Alternate ID	7-1
Vol / Pg	50750/20
District	
Zoning	R3
Class	Residential

Property Notes



057-097 03/21/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	4,197			74,340

Total Acres: .0963
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,600
Building	428,300	482,300	0	363,300
Total	502,600	556,600	0	433,900

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/20/20	AW	Field Review	Other
03/06/19	CP	Field Review	Other
08/11/11	RH	Unoccupied	Ow ner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/31/18	69039	9,500	HVAC	100
01/29/18	68258	35,000	KITCHEN	Bathrooms,K,Total Rehab
09/05/02	37535	23,275	BLDG	Vinyl Siding, T
07/09/98	29199	2,500	BLDG	Rem.Wall/2w ind

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/24/19	529,899	Land + Bldg	Valid Sale	50750/20	Quit Claim	JEAN CHARLES RICARDO
10/06/17	220,000	Land + Bldg	Repossession	49023/302	Quit Claim	BARROS REALTY GROUP LLC
06/13/05	403,000	Land + Bldg	Valid Sale	30702/246		
12/31/04	382,000	Land + Bldg	Valid Sale	29777/91		
10/07/04	425,000	Land + Bldg	Sold Twice In Same Year	29220/259		
03/01/91	59,500	Land + Bldg	Repossession			

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Dwelling Information			
Style	Two Family	Year Built	1900
Story height	2.7	Eff Year Built	1990
Attic	None	Year Remodeled	2018
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	Central A/C	Stacks	
Fuel Type	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail			
Bedrooms	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen Remod	Yes		

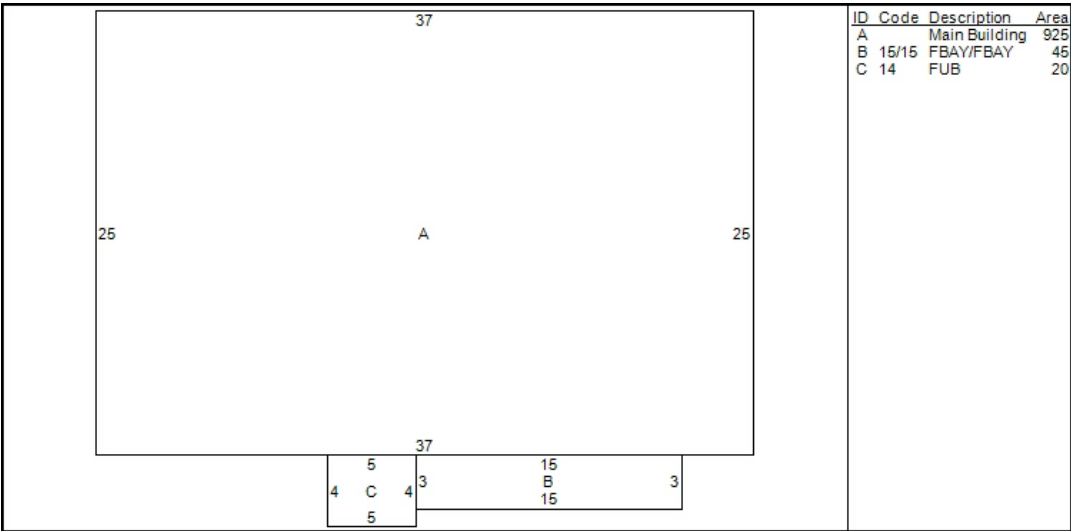
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

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

Dwelling Computations			
Base Price	454,404	% Good	82
Plumbing	19,574	% Good Override	
Basement	20,800	Functional	
Heating	12,388	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	507,170	Additions	24,850

Ground Floor Area	925	Dwelling Value	482,320
Total Living Area	2,634		

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		15	15		24,520	
2		14			330	