

RESIDENTIAL PROPERTY RECORD CARD 20

2021

BROCKTON

Card: 1 of 1

Printed: October 28, 2020

Situs: 50 WYOMING AV Parcel ID: 072-024 **CURRENT OWNER GENERAL INFORMATION** Living Units 1 SWANTON WILLIAM Neighborhood 70 LORI A SWANTON Alternate ID 7 50 WYOMING AVE Vol / Pg 29017/248 **BROCKTON MA 02301** District Zoning Class R1C Residential

**Property Notes** 

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	7,000			78,400
	SF	1,283			940

Total Acres: .1902

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	79,300	79,300	0	74,200
Building	186,400	177,000	0	200,200
Total	265,700	256,300	0	274,400

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Class: Single Family Residence

		Entrance Information	
Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
08/23/01	BM	Estimated For Misc Reason	Other
05/19/98	FT	Entry & Sign	Ow ner

			Permit Inf	orm ation	
Date Issued	Number	Price	Purpose		% Complete
10/19/01	35608	7,000	BLDG	Add Family Room	100
03/09/98	28582	400	BLDG	Redo Roof	100
05/20/97	27468	1,000	BLDG	Vinyl Siding	100

## Sales/Ownership History

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee09/07/041Land + BldgTransfer Of Convenience29017/248



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## **BROCKTON**

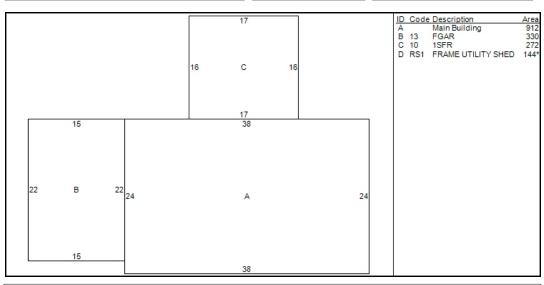
Situs: 50 WYOMING AV Parcel Id: 072-024 **Dwelling Information** Style Ranch Year Built 1955 Story height 1 Eff Year Built Attic None Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color Tan In-law Apt No Basement Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks 1 Fuel Type Oil Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths **Kitchens Extra Fixtures** Total Rooms 5 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 0 % Good Ovr % Complete **Dwelling Computations** 203,487 Base Price **% Good** 72 **Plumbing** % Good Override 6,092 Basement **Functional** 0 Heating Economic 0 Attic % Complete 9,382 **C&D Factor Other Features** Adi Factor 1 218.960 Additions 18,510 Subtotal 912 **Ground Floor Area Total Living Area** 1,184 Dwelling Value 176,160

**Building Notes** 

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			Outbuilding [	Data			
Туре	Size 1	Size 2	Area C	ty Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1 2000	С	Α	880

Con	dominium / Mobile Home Information
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Line #         Low         1st         2nd         3rd         Value           1         13         6,410
1 13 6,410
2 10 12,100