

Situs : 50 WYOMING AV		Parcel ID: 072-024		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SWANTON WILLIAM LORI A SWANTON 50 WYOMING AVE BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 7 Vol / Pg 29017/248 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	1,283			940				
Total Acres: .1902 Spot: Location:									
Assessment Information									
		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									
Value Flag		MARKET APPROACH	Base Date of Value	1/1/2020					
Gross Building:			Effective Date of Value	1/1/2020					
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 Information									
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 Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/07/04	1	Land + Bldg	Transfer Of Convenience	29017/248					

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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	In-law Apt	No
Color	Tan		
Basement			
Basement	Pier/Slab	# Car Bsm't 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	Bath Type	
Kitchen Type		Bath Remod	No
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	203,487	% Good	72
Plumbing		% Good Override	
Basement	6,092	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	218,960	Additions	18,510
Ground Floor Area	912		
Total Living Area	1,184	Dwelling Value	176,160
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>912</td> </tr> <tr> <td>B</td> <td>13</td> <td>FGAR</td> <td>330</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>272</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>144*</td> </tr> </table>	ID	Code	Description	Area	A		Main Building	912	B	13	FGAR	330	C	10	1SFR	272	D	RS1	FRAME UTILITY SHED	144*
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A		Main Building	912																			
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D	RS1	FRAME UTILITY SHED	144*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Frame Shed	1 x	144	144	1	2000	C	A	880														
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		13			6,410																	
2		10			12,100																	