

RESIDENTIAL PROPERTY RECORD CARD 2021

BROCKTON

Situs: 39 WYOMING AV

Parcel ID: 072-032

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

HILL GREGORY 39 WYOMING AV BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 39
Vol / Pg 43120/230

District

Zoning Class

R1C Residential

Property Notes



072-032 03/23/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
	SF	6,977			78,370

Location:

Total Acres: .1602 Spot:

Spot:

	Assessment Info	rm ation		
	Appraised	Cost	Income	Prior
Land	78,400	78,400	0	73,500
Building	243,900	290,100	0	197,800
Total	322,300	368,500	0	271,300

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
08/17/20	CM	Field Review	Other
07/02/19	CP	Field Review	Other
08/23/01	BM	Estimated For Misc Reason	Other

			Permit Info	rmation	
Date Issued	Number	Price	Purpose		% Complete
07/17/20	1084	5,270	SOLARPANI	_S	
07/06/20	985	3,000	EXTERIOR	RWS	
08/02/18	69773	2,000	DECK		100
11/09/09	52472	4,100	BLDG	16 Wndw s/Bath	0

Sales/Ownership History

Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee
05/29/13	Land + Bldg	Transfer Of Convenience	43120/230	HILL GREGORY
02/09/10	229,900 Land + Bldg	Valid Sale	38225/248	
09/18/09	205,000 Land + Bldg	Sale Of Multiple Parcels	37726/220	
07/27/07	Land + Bldg	Transfer Of Convenience	34871/327	



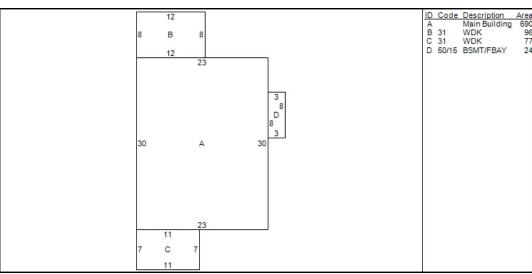
RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

Situs: 39 WYOMING AV Parcel Id: 072-032 **Dwelling Information** Style Colonial Year Built 1915 Story height 2 Eff Year Built 1990 Attic Pt-Fin Year Remodeled Exterior Walls Al/Vinyl **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Basic Stacks Fuel Type Gas Openings System Type Steam Pre-Fab Room Detail Bedrooms 3 Full Baths 1 Family Rooms Half Baths 1 **Kitchens Extra Fixtures** Total Rooms 6 Kitchen Type **Bath Type** Kitchen Remod Yes Bath 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 0 % Good Ovr % Complete **Dwelling Computations** 305,453 Base Price % Good 82 6,525 **Plumbing** % Good Override 17,371 Basement **Functional** 0 Heating Economic 18,701 Attic % Complete **C&D Factor Other Features** Adj Factor 1 348,050 Additions 4,680 Subtotal 690 **Ground Floor Area Total Living Area** 1,611 Dwelling Value 290,080 **Building Notes**

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		Out	building	Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

Condom	ninium / 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 1 31 2 31	st 2nd 3rd 1	Value 1,310	
	1	1 210	
2 31		1,310	
	1	1,070	
3 50 15	5	2,300	