

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 R1C
Class Residential

Property Notes



072-032 03/23/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	6,977			78,370

Total Acres: .1602
Spot:

Location:

Assessment Information

	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 Information

Date Issued	Number	Price	Purpose	% Complete
07/17/20	1084	5,270	SOLARPANLS	
07/06/20	985	3,000	EXTERIOR R W S	
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		

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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	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		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			
Base Price	305,453	% Good	82
Plumbing	6,525	% Good Override	
Basement	17,371	Functional	
Heating	0	Economic	
Attic	18,701	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	348,050	Additions	4,680
Ground Floor Area	690		
Total Living Area	1,611	Dwelling Value	290,080
Building Notes			

Outbuilding Data																													
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																					
<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>690</td> </tr> <tr> <td>B</td> <td>31</td> <td>WDK</td> <td>96</td> </tr> <tr> <td>C</td> <td>31</td> <td>WDK</td> <td>77</td> </tr> <tr> <td>D</td> <td>50/15</td> <td>BSMT/FBAY</td> <td>24</td> </tr> </tbody> </table>										ID	Code	Description	Area	A		Main Building	690	B	31	WDK	96	C	31	WDK	77	D	50/15	BSMT/FBAY	24
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A		Main Building	690																										
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D	50/15	BSMT/FBAY	24																										
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		31			1,310																								
2		31			1,070																								
3	50	15			2,300																								