

Situs : 118 WILSON ST	Parcel ID: 072-089	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
THOMAS SUSAN M 118 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 11 Vol / Pg 17719/299 District Zoning R1C Class Residential
Property Notes	



072-089 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	5,030			3,670
Total Acres: .2762				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,100	82,100	0	76,200
Building	200,700	204,400	0	190,200
Total	282,800	286,500	0	266,400
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
08/14/20	CP	Field Review	Other
02/01/05	BM	Estimated For Misc Reason	Other
05/20/98	FB	Entry & Sign	Ow ner

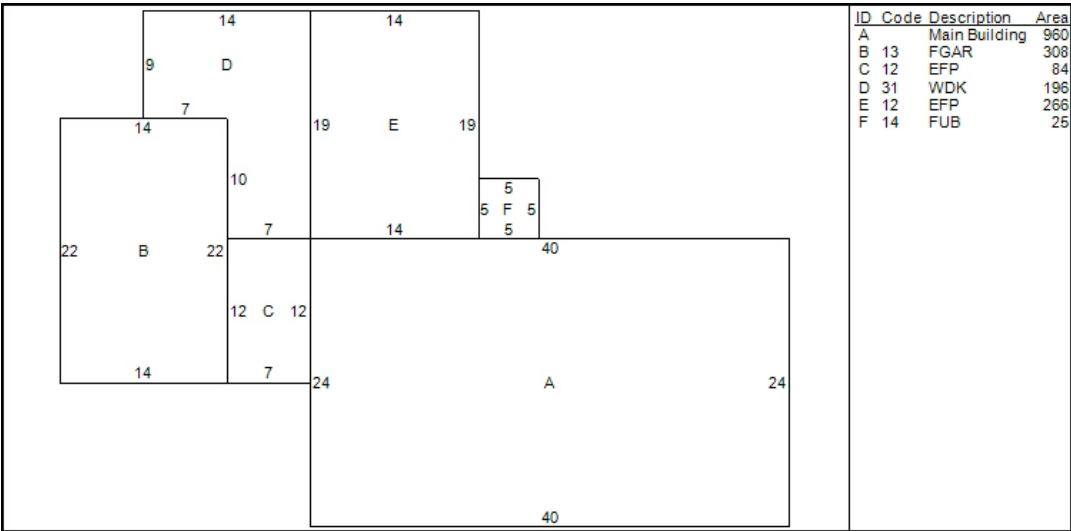
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/24/19	1078	6,000	ROOF/NEW	Window s, Siding	100
04/06/05	43720	15,000	BLDG	Winds, Siding,	0
11/01/04	43001	900	BLDG	Rep Garage Door	0
06/10/97	27577	3,500	BLDG	3 Sn Porch	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/30/99	137,000	Land + Bldg	Valid Sale	17719/299		THOMAS SUSAN M

Situs : 118 WILSON ST	Parcel Id: 072-089	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
Style	Ranch	Year Built	1950
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
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	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	210,504	% Good	78
Plumbing		% Good Override	
Basement	19,753	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	239,640	Additions	17,470
Ground Floor Area	960		
Total Living Area	960	Dwelling Value	204,390

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	Line #	Low	1st	2nd	3rd	Value	
1		13			6,470	5		14			310	
2		12			2,030							
3		31			2,340							
4		12			6,320							