

Situs : 130 WILSON ST	Parcel ID: 072-106	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
CONDON LINDA M 130 WILSON STREET BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 12 Vol / Pg 50784/61 District Zoning R1C Class Residential
Property Notes	



072-106 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	6,225			4,540
Total Acres: .3036				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	82,900	82,900	0	76,800
Building	225,900	238,500	0	218,300
Total	308,800	321,400	0	295,100
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
10/05/06	BM	Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/15/19	BP-19-219	2,875	EXTERIOR	
02/28/06	45945	4,000	BLDG Strip & Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/04/19	1	Land + Bldg	Transfer Of Convenience	50784/61	Quit Claim	CONDON LINDA M
11/08/06	1	Land + Bldg	Transfer Of Convenience	33647/232		CONDON LINDA M
12/05/02	255,000	Land + Bldg	Valid Sale	23599/241		
07/08/94		Land + Bldg		13008/00340		

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**Dwelling Information**

<b>Style</b>	Ranch	<b>Year Built</b>	1950
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	2
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

**Grade & Depreciation**

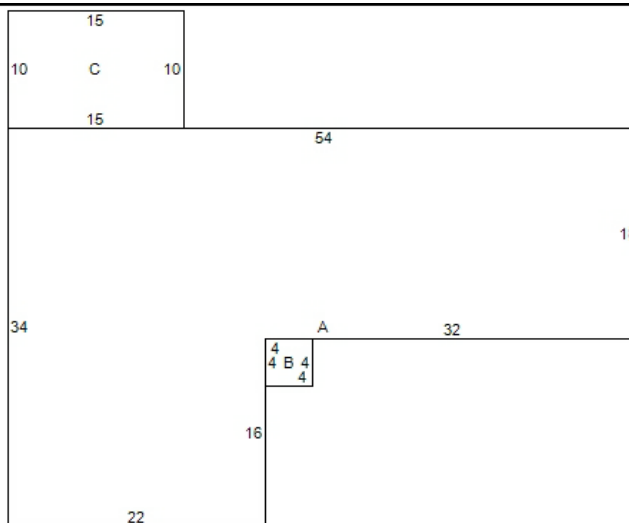
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	262,879	<b>% Good</b>	78
<b>Plumbing</b>	6,041	<b>% Good Override</b>	
<b>Basement</b>	24,668	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	302,970	<b>Additions</b>	1,950
<b>Ground Floor Area</b>	1,324		
<b>Total Living Area</b>	1,324	<b>Dwelling Value</b>	238,270

**Building Notes**

ID	Code	Description	Area
A		Main Building	1324
B	35	STP	16
C	31	WDK	150
D	RS1	FRAME UTILITY SHED	48*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	1985	C	A	180

**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		35			160
3		31			1,790