

Situs : 140 WILSON ST		Parcel ID: 072-107		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
ASKER STANLEY W & MAUREEN E ASKER 140 WILSON ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 14 Vol / Pg 13648/00167 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	10,249			7,480				
Total Acres: .396 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		85,900	85,900	0	78,900				
Building		200,800	213,400	0	192,200				
Total		286,700	299,300	0	271,100				
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						
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
08/27/02	37451	3,600	BLDG	Strip & Reroof		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
13648/167									

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Dwelling Information

Style	Cape	Year Built	1950
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Gray	In-law Apt	No

Basement

Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	150	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	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

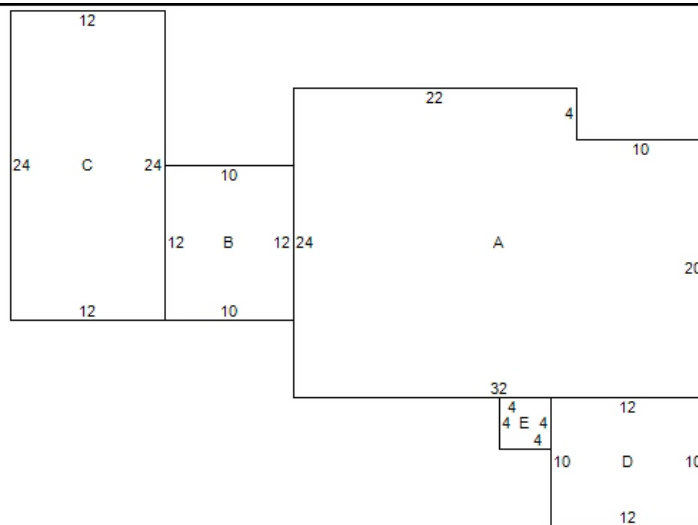
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	176,924	% Good	78
Plumbing	9,062	% Good Override	
Basement	16,602	Functional	
Heating	0	Economic	
Attic	28,596	% Complete	
Other Features	13,084	C&D Factor	
		Adj Factor	1
Subtotal	244,270	Additions	16,310
Ground Floor Area	728		
Total Living Area	1,139	Dwelling Value	206,840

Building Notes



ID	Code	Description	Area
A		Main Building	728
B	12	EFP	120
C	13	FGAR	288
D	50/10	BSMT/1SFR	120
E	11	OFF	16
F	RS1	FRAME UTILITY SHED	120*
G	RP1	PLASTIC LINER POOL	648*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	120	120	1	1950	C	A	440
Pool-Plin	1 x	648	648	1	1989	C	A	6,150

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		12			2,890
2		13			6,010
3	50	10			7,100
4		11			310