

Situs : 154 WILSON ST	Parcel ID: 072-125	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
WALBOURNE MARILYN F DAVID A WALBOURNE ETAL C/O MATTHEW D WALBOURNE 154 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 15 Vol / Pg 50236/292 District Zoning R1C Class Residential

Property Notes



072-125 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	212,800	217,300	0	186,400
Total	295,700	300,200	0	263,200
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
07/02/19	CP	Field Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/26/19	BP-19-634	3,536	REMODEL	
02/11/19	BP-19-214	15,000	REMODEL	
06/06/18	69069	19,000	WNDWS	100
05/11/10	53195	4,585	BLDG Reroof	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/30/18	1	Land + Bldg	Transfer Of Convenience	50236/292	Quit Claim	WALBOURNE MARILYN F
10/06/16	1	Land + Bldg	Family Sale	47566/198	Quit Claim	WALBOURNE MARILYN F
04/10/02		Land + Bldg	Transfer Of Convenience	21881/289		

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Dwelling Information

Style	Ranch	Year Built	1952
Story height	1	Eff Year Built	
Attic	None	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	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	1	Half Baths	
Kitchens		Extra Fixtures	1
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	

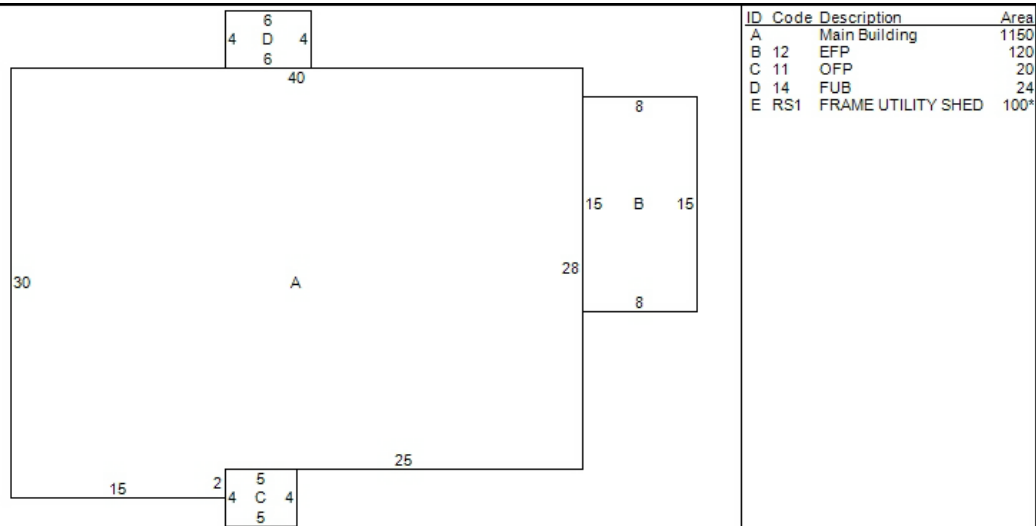
Grade & Depreciation

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

Dwelling Computations

Base Price	237,819	% Good	78
Plumbing	3,021	% Good Override	
Basement	22,316	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	272,540	Additions	3,590
Ground Floor Area	1,150		
Total Living Area	1,150	Dwelling Value	216,170

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	100	100	1	2010	C	A	1,110

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		11			390
3		14			310