

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 159 WILSON ST Parcel ID: 072-127

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER TALBOT MATTHEW A

MICHELLE J TALBOT

159 WILSON ST

BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1 Neighborhood 70 Alternate ID 16 Vol / Pg 40291/177

District

R1C

Zoning Class Residential

Property Notes



072-127 03/23/2020

			Land Information		
Туре	SF	Size 6,900	Influence Factors	Influence %	Value 78,260

Total Acres: .1584

Spot: Location:

	Assessment Info	rmation		
	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	267,900	274,000	0	246,000
Total	346,200	352,300	0	319,400

Manual Override Reason

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH Gross Building:

		Entrance Informa	ation
Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
07/02/19	CP	Field Review	Other

			Permit Info	rmation	
Date Issued	Number	Price	Purpose		% Complete
07/25/18	69655	3,799	POOL-A/G		
11/23/09	52531	3,300	BLDG	See Application	0
04/08/09	51429	3,900	BLDG	Re-Roof	0

Sales/Ownership History

Transfer Date	Price	Type
09/06/11	222,500	Land + Bldg
08/27/04	1	Land + Bldg

Validity Valid Sale Transfer Of Convenience Deed Reference Deed Type 40291/177 28952/076

Grantee



RESIDENTIAL PROPERTY RECORD CARD 2

2021

BROCKTON

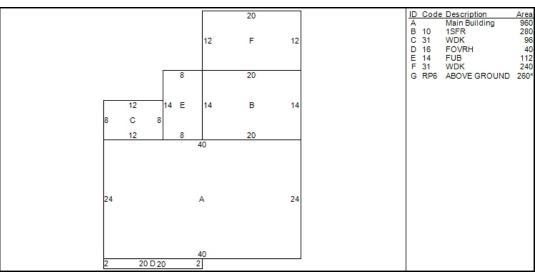
Situs: 159 WILSON ST Parcel Id: 072-127 **Dwelling Information** Style Raised Ranch Year Built 1962 Story height 1 Eff Year Built Attic None Year Remodeled 2010 Exterior Walls Frame **Amenities** Masonry Trim x Color White In-law Apt No Basement Basement Full # Car Bsmt Gar 1 FBLA Size **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks 1 Fuel Type Oil Openings 1 System Type Hot Water Pre-Fab Room Detail Bedrooms 3 Full Baths 2 Family Rooms 1 Half Baths **Kitchens** Extra Fixtures 1 Total Rooms 8 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 GOOD **Economic** Cost & Design 0 % Good Ovr % Complete **Dwelling Computations** 227,344 Base Price % Good 81 13,050 **Plumbing** % Good Override 21,333 Basement **Functional** 6,198 Heating Economic 0 Attic % Complete 38,764 **C&D Factor** Other Features Adi Factor 1 306,690 Additions 25,610 Subtotal 960 **Ground Floor Area Total Living Area** 1,780 Dwelling Value 274,030

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		(Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt (Grade	Condition	Value
Ag Pool	1 x :	260	260	1	2018	С	Α	

Co	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		10			16,690	5		31			3,240
2		31			1,300						
3		16			2,920						
4	14				1,460						