

Situs : 159 WILSON ST	Parcel ID: 072-127	Class: Single Family Residence	Card: 1 of 1	Printed: October 27, 2020
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CURRENT OWNER	GENERAL INFORMATION
TALBOT MATTHEW A MICHELLE J TALBOT 159 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 16 Vol / Pg 40291/177 District Zoning R1C Class Residential

Property Notes



072-127 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	6,900			78,260
Total Acres: .1584 Spot: Location:				

Assessment Information				
	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 Information			
Date	ID	Entry Code	Source
08/17/20	CM	Field Review	Other
07/02/19	CP	Field Review	Other

Permit Information				
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	Validity	Deed Reference	Deed Type	Grantee
09/06/11	222,500	Land + Bldg	Valid Sale	40291/177		
08/27/04	1	Land + Bldg	Transfer Of Convenience	28952/076		

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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	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	500	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	Bath Type	
Kitchen Type		Bath Remod	Yes
Kitchen 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			
Base Price	227,344	% Good	81
Plumbing	13,050	% Good Override	
Basement	21,333	Functional	
Heating	6,198	Economic	
Attic	0	% Complete	
Other Features	38,764	C&D Factor	
		Adj Factor	1
Subtotal	306,690	Additions	25,610
Ground Floor Area	960		
Total Living Area	1,780	Dwelling Value	274,030
Building Notes			

Outbuilding Data											
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value			
Ag Pool	1 x	260	260	1	2018	C	A				
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						