


Situs : 147 WILSON ST		Parcel ID: 072-128		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
PEARSON LINDA J 147 WILSON ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 18 Vol / Pg 40200/318 District Zoning R1C Class Residential						
Property Notes									
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Land Information									
Type		Size	Influence Factors	Influence %	Value				
	SF	7,000			78,400				
	SF	6,800			4,960				
Total Acres: .3168 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/17/20	CM	Field Review	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		83,400	83,400	0	77,100				
Building		212,400	245,600	0	221,100				
Total		295,800	329,000	0	298,200				
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose			% Complete			
06/24/02	37030	4,700	BLDG	Strip & Reroof		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
08/08/11		Land + Bldg	Transfer Of Convenience	40200/318					
11/02/01		Land + Bldg	Sale Of Portion/Other Comm	20839/252					

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Dwelling Information			
Style	Cape	Year Built	1947
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Tan	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	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

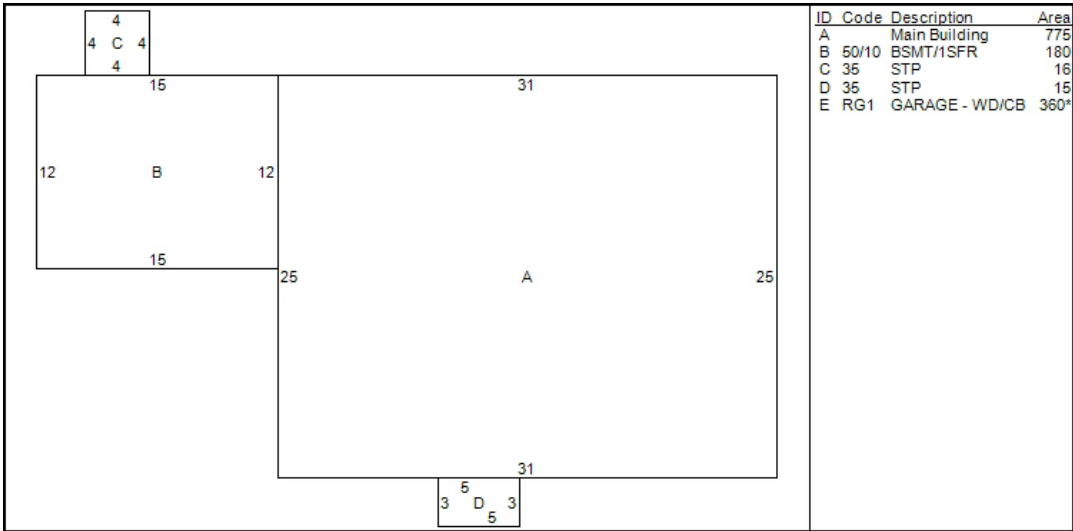
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

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

Dwelling Computations			
Base Price	275,535	% Good	74
Plumbing	6,041	% Good Override	
Basement	17,237	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	308,200	Additions	10,070

Ground Floor Area	775	Dwelling Value	238,140
Total Living Area	1,536		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1947	C	G	7,440

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	50	10			9,770	
2		35			150	
3		35			150	