

Situs : WILSON ST

Parcel ID: 072-129

Class: Vacant Land - Undevelopable

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

PEARSON LINDA J
& CARL E PEARSON
147 WILSON ST
BROCKTON MA 02301

GENERAL INFORMATION

| | |
|--------------|-------------|
| Living Units | |
| Neighborhood | 70 |
| Alternate ID | 17 |
| Vol / Pg | 20839/252 |
| District | |
| Zoning | R1C |
| Class | Residential |

Property Notes

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|------|-------|-------------------|-------------|-------|
| SF | 6,900 | | | 2,070 |

Total Acres: .1584
Spot:

Location:

Entrance Information

| Date | ID | Entry Code | Source |
|------|----|------------|--------|
|------|----|------------|--------|

Assessment Information

| | Appraised | Cost | Income | Prior |
|----------|-----------|-------|--------|-------|
| Land | 2,100 | 2,100 | 0 | 1,900 |
| Building | 0 | 0 | 0 | 0 |
| Total | 2,100 | 2,100 | 0 | 1,900 |

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag COST APPROACH
Gross Building:

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|-------|---------|------------|
|-------------|--------|-------|---------|------------|

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|-----------|----------------------------|----------------|-----------|---------|
| 11/02/01 | | Land Only | Sale Of Portion/Other Comm | 20839/252 | | |

| | | | | |
|-------------------|--------------------|------------------------------------|--------------|---------------------------|
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|-------------------|--------------------|------------------------------------|--------------|---------------------------|

| Dwelling Information | |
|-----------------------|-----------------|
| Style | Year Built |
| Story height | Eff Year Built |
| Attic | Year Remodeled |
| Exterior Walls | Amenities |
| Masonry Trim | In-law Apt |
| Color | No |
| Basement | |
| Basement | # Car Bsm t Gar |
| FBLA Size | FBLA Type |
| Rec Rm Size | Rec Rm Type |
| Heating & Cooling | |
| Heat Type | Fireplaces |
| Fuel Type | Stacks |
| System Type | Openings |
| | Pre-Fab |
| Room Detail | |
| Bedrooms | Full Baths |
| Family Rooms | Half Baths |
| Kitchens | Extra Fixtures |
| Total Rooms | |
| Kitchen Type | Bath Type |
| Kitchen Remod | Bath Remod |
| Adjustments | |
| Int vs Ext | Unfinished Area |
| Cathedral Ceiling | Unheated Area |
| Grade & Depreciation | |
| Grade | Market Adj |
| Condition | Functional |
| CDU | Economic |
| Cost & Design | % Good Ovr |
| % Complete | |
| Dwelling Computations | |
| Base Price | % Good |
| Plumbing | % Good Override |
| Basement | Functional |
| Heating | Economic |
| Attic | % Complete |
| Other Features | C&D Factor |
| | Adj Factor |
| Subtotal | Additions |
| Ground Floor Area | |
| Total Living Area | Dwelling Value |

| Building Notes |
|----------------|
| |

| Outbuilding Data | | | | | | | | |
|------------------|--------|--------|------|-----|--------|-------|-----------|-------|
| Type | Size 1 | Size 2 | Area | Qty | Yr Blt | Grade | Condition | Value |
| | | | | | | | | |

| Condominium / Mobile Home Information | |
|---------------------------------------|-----------------|
| Complex Name | |
| Condo Model | |
| Unit Number | |
| Unit Level | Unit Location |
| Unit Parking | Unit View |
| Model (MH) | Model Make (MH) |

| Addition Details | | | | | | |
|------------------|-----|-----|-----|-----|-------|--|
| Line # | Low | 1st | 2nd | 3rd | Value | |
| | | | | | | |