

Situs : 135 WILSON ST		Parcel ID: 072-131		Class: Single Family Residence		Card: 1 of 1		Printed: October 27, 2020	
CURRENT OWNER			GENERAL INFORMATION						
THOMPSON ELIZABETH C 135 WILSON ST BROCKTON MA 02301			Living Units 1 Neighborhood 70 Alternate ID 19-1 Vol / Pg 42551/255 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	SF	Size	Influence Factors	Influence %	Value				
		6,900			78,260				
Total Acres: .1584 Spot: Location:									
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		78,300	78,300	0	73,400				
Building		214,000	244,800	0	209,700				
Total		292,300	323,100	0	283,100				
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					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
01/16/13		Land + Bldg	Transfer Of Convenience	42551/255					
06/01/94	89,900	Land + Bldg	Valid Sale						
08/01/83	56,000	Land + Bldg							

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Dwelling Information			
Style	Cape	Year Built	1950
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Blue		
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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
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	Average	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	274,031	% Good	78
Plumbing	6,041	% Good Override	
Basement	17,143	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	306,600	Additions	5,380
Ground Floor Area	768		
Total Living Area	1,444	Dwelling Value	244,530
Building Notes			

		<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>768</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>100</td> </tr> <tr> <td>C</td> <td>35</td> <td>STP</td> <td>24</td> </tr> <tr> <td>D</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>80*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	768	B	10	1SFR	100	C	35	STP	24	D	RS1	FRAME UTILITY SHED	80*
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A		Main Building	768																			
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D	RS1	FRAME UTILITY SHED	80*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Frame Shed	1 x	80	80	1	1990	C	A	290														
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		10			5,150																	
2		35			230																	