

<b>Situs : 117 WILSON ST</b>	<b>Parcel ID: 072-133</b>	<b>Class: Single Family Residence</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
MARTIN CINDY A & TODD D TANTILLO 117 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 21 Vol / Pg 16857/83 District Zoning R1C Class Residential
<b>Property Notes</b>	



072-133 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	9,419			6,880
Total Acres: .3769				
Spot:		Location:		

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,300	85,300	0	78,500
Building	209,100	212,800	0	195,800
Total	294,400	298,100	0	274,300
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

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
08/11/05	44678	1,000	BLDG Vinyl Rep Windo	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/25/98	117,000	Land + Bldg	Valid Sale	16857/83	Quit Claim	
12/03/90		Land + Bldg		10057/00083		

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**Dwelling Information**

<b>Style</b>	Ranch	<b>Year Built</b>	1950
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Full	<b># Car Bsm't Gar</b>	
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	2	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	1
<b>Total Rooms</b>	4		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No

**Adjustments**

<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

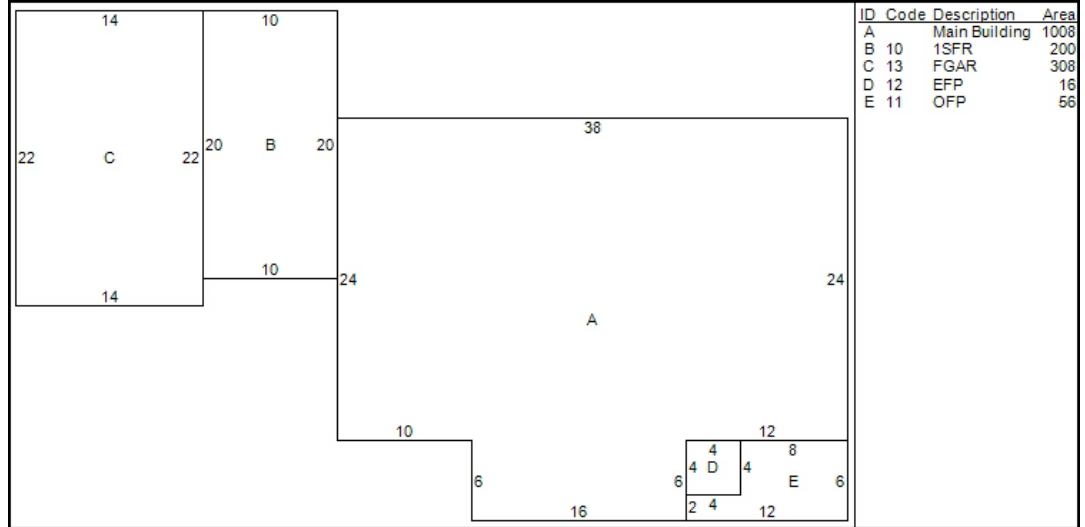
**Grade & Depreciation**

<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	GOOD	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	217,270	<b>% Good</b>	78
<b>Plumbing</b>	3,021	<b>% Good Override</b>	
<b>Basement</b>	20,388	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	9,382	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	250,060	<b>Additions</b>	17,700
<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	1,208	<b>Dwelling Value</b>	212,750

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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**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			9,750
2		13			6,470
3		12			390
4		11			1,090