

Situs : 111 WILSON ST	Parcel ID: 072-134	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
CADET ERNST JR IWENSCAR JEAN BEAR ETAL 111 WILSON ST BROCKTON MA 02301	Living Units 1 Neighborhood 70 Alternate ID 22 Vol / Pg 46628/70 District Zoning R1C Class Residential

Property Notes



072-134 03/23/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	5,487			76,210
Total Acres: .126 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	76,200	76,200	0	71,900
Building	274,500	283,900	0	250,500
Total	350,700	360,100	0	322,400
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
12/23/16	CP	Field Review	Other

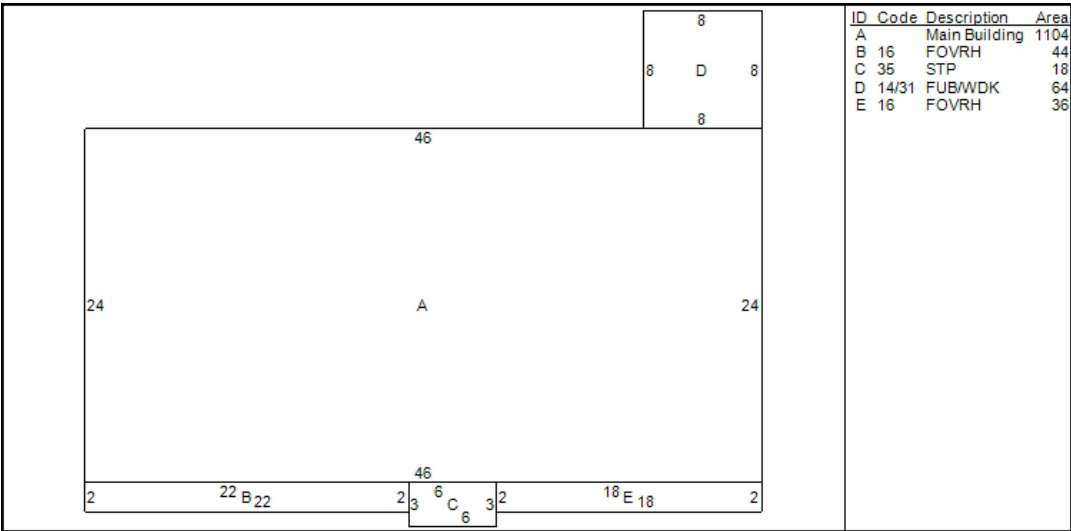
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
06/14/16	64877	7,300	ROOF/REP	Strip And Reroof	100
05/31/16	64740	16,062	HVAC	Pv Rooftop System	100
05/20/16	64676	6,000	SOLARPANLS		100
07/10/01	34966	500	BLDG	Replace Deck	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/26/16	273,000	Land + Bldg	Valid Sale	46628/70 12817/322	Quit Claim	CADET ERNST JR

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Dwelling Information			
Style	Raised Ranch	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	750	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Central Ac	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	1	Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
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	Good	Functional	
CDU	GOOD	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	249,537	% Good	81
Plumbing	6,525	% Good Override	
Basement	23,416	Functional	
Heating	6,803	Economic	
Attic	0	% Complete	
Other Features	54,854	C&D Factor	
		Adj Factor	1
Subtotal	341,140	Additions	7,610
Ground Floor Area	1,104		
Total Living Area	1,934	Dwelling Value	283,930

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 Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			3,080	
2		35			160	
3	14	31			1,700	
4		16			2,670	