

Situs : 11 ANNIS AV	Parcel ID: 097-079A	Class : Tw o-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WILSON DAVID A AND MARIA E GOMES P O BOX 2812 BROCKTON MA 02305	Living Units 2 Neighborhood 90 Alternate ID 8 Vol / Pg 29707/124 District Zoning R2 Class Residential

Property Notes



097-079A 03/18/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
SF	1,750			70,790
Total Acres: .0402 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	70,800	70,800	0	68,000
Building	300,900	306,500	0	245,800
Total	371,700	377,300	0	313,800
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
08/19/20	GL	Field Review	Other

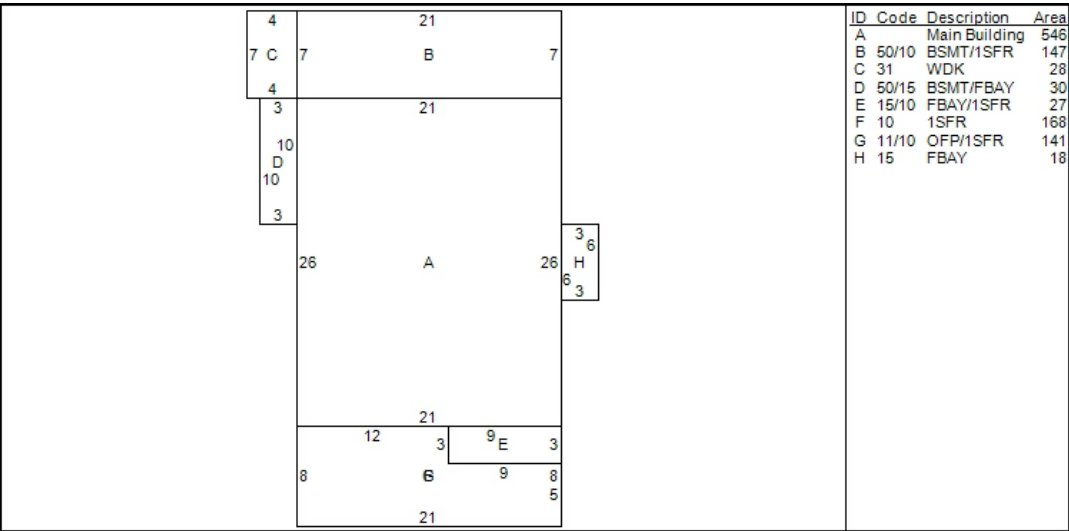
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
05/04/20	602	16,979	EXTERIOR R W S	
12/23/98	30091	5,000	BLDG Renovations	100
12/23/98	30093	5,335	BLDG Roof, Dspts,Gut	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/04	230,000	Land + Bldg	Valid Sale	29707/124		WILSON DAVID A
09/22/04	159,000	Land + Bldg	Outlier-Written Desc Needed	29104/225		
03/26/03	23,000	Land + Bldg	Repossession	24598/51		
09/17/02	195,000	Land + Bldg	Valid Sale	22872/89		
01/16/01	142,000	Land + Bldg	Valid Sale	19263/89		
06/07/99		Land + Bldg	Transfer Of Convenience	17535/206		
12/01/98	34,000	Land + Bldg	Sale After Foreclosure	16884/114		
06/09/98	40,000	Land + Bldg	Repossession	16280/253		
12/01/84	32,000	Land + Bldg	Repossession			

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Dwelling Information			
Style	Two Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	Pt-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Natural	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	
Fuel Type	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	268,389	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,263	Functional	
Heating	0	Economic	
Attic	16,431	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	309,870	Additions	95,160
Ground Floor Area	546		
Total Living Area	1,814	Dwelling Value	306,490

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	Line #	Low	1st	2nd	3rd	Value
1	50	10			23,250	5			10		21,510
2		31			740	6		11	10		21,510
3	50	15			8,740	7		15			5,770
4		15	10		13,640						