


Situs : 25 WILMINGTON ST	Parcel ID: 103-060	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PIRES LUIS F JOAO S PIRES 25 WILMINGTON ST BROCKTON MA 02301	Living Units 3 Neighborhood 210 Alternate ID 14 Vol / Pg 39549/137 District Zoning R2 Class Residential
Property Notes	
1/2011 MLS SHORT SALE	



103-060 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,139		74,250
Total Acres: .095 Spot: _____ Location: _____				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	74,300	74,300	0	70,500
Building	452,400	486,900	0	369,400
Total	526,700	561,200	0	439,900
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
08/24/20	GL	Field Review	Other

Permit Information			
Date Issued	Number	Price	Purpose

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/30/18	470,000	Land + Bldg	Valid Sale	49856/10	Quit Claim	PIRES LUIS F
01/14/11	149,000	Land + Bldg	Outlier-Written Desc Needed	39549/137		PIRES LUIS F
04/19/06	420,000	Land + Bldg	Valid Sale	32533/294		
05/01/02	220,000	Land + Bldg	Valid Sale	22010/214		
04/01/86	153,000	Land + Bldg				
02/01/85	58,000	Land + Bldg	Outlier-Written Desc Needed			

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Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.7	Eff Year Built	1970
Attic	None	Year Remodeled	2017
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	8	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

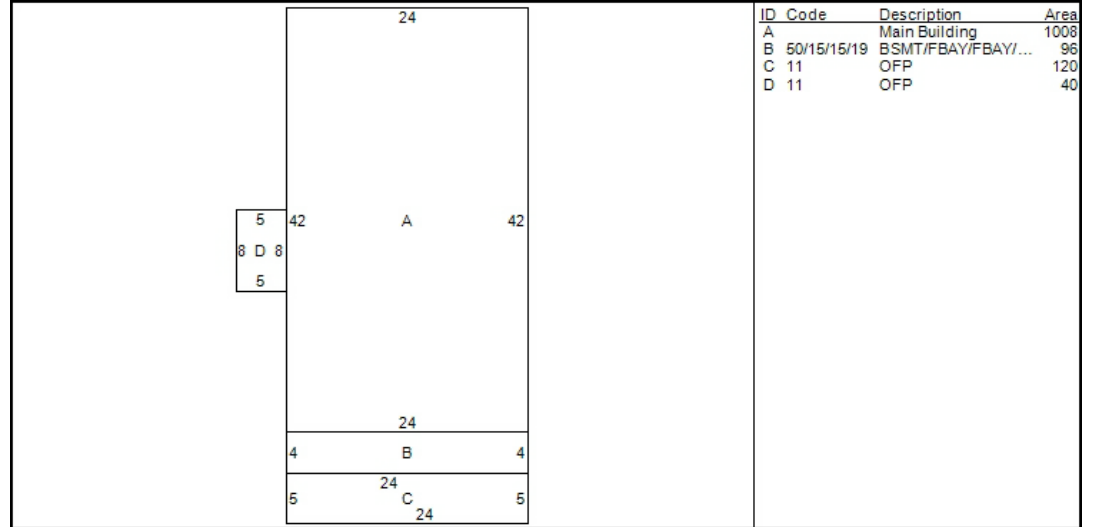
Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	481,036	% Good	76
Plumbing	19,574	% Good Override	
Basement	22,019	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	522,630	Additions	50,020
Ground Floor Area	1,008		
Total Living Area	3,012	Dwelling Value	486,940

Building Notes

ID	Code	Description	Area
A		Main Building	1008
B	50/15/15/19	BSMT/FBAY/FBAY/...	96
C	11	OFF	120
D	11	OFF	40



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	50	15	15	19	43,780
2		11			4,260
4		11			1,980