


<b>Situs : 19 WILMINGTON ST</b>	<b>Parcel ID: 103-061</b>	<b>Class: Three-Family</b>	Card: 1 of 1	Printed: October 28, 2020
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<b>CURRENT OWNER</b>	<b>GENERAL INFORMATION</b>
GONCALVES LIGIA G 19 WILMINGTON ST BROCKTON MA 02301	Living Units    3 Neighborhood   210 Alternate ID    15 Vol / Pg        38209/182 District Zoning           R2 Class            Residential
<b>Property Notes</b>	



103-061 03/16/2020

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	930			680
<div> <div>Total Acres: .182</div> <div>Spot:</div> <div>Location:</div> </div>					

Assessment Information					
	Land	Appraised	Cost	Income	Prior
		79,100	79,100	0	74,000
	Building	456,500	510,500	0	392,700
	Total	535,600	589,600	0	466,700
<div> <div>Manual Override Reason</div> <div>Base Date of Value 1/1/2020</div> <div>Effective Date of Value 1/1/2020</div> </div>					
<div> <div>Value Flag MARKET APPROACH</div> <div>Gross Building:</div> </div>					

Entrance Information			
Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
04/26/01	BM	Estimated For Misc Reason	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/30/12	57379	2,500	BLDG	Vinyl Siding	0
03/10/00	32306	50,000	BLDG	40 Winds, Kits,	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/03/10	232,000	Land + Bldg	Valid Sale	38209/182		
04/24/01	214,900	Land + Bldg	Valid Sale	19712/283		
09/27/00	179,000	Land + Bldg	Valid Sale	18916/246		
09/27/00	179,000	Land + Bldg	Valid Sale	18916/246		
05/01/88	186,000	Land + Bldg	Valid Sale			

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**Dwelling Information**

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1925
<b>Story height</b>	3	<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>	Natural	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	7	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	16		
<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>	

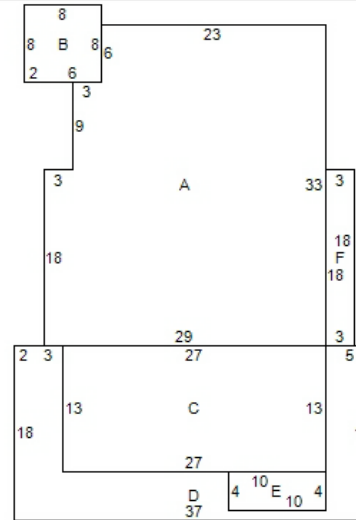
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	10	<b>% Good Ovr</b>	
<b>% Complete</b>			

**Dwelling Computations**

<b>Base Price</b>	488,384	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	20,368	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	528,330	<b>Additions</b>	145,080
<b>Ground Floor Area</b>	894		
<b>Total Living Area</b>	3,626	<b>Dwelling Value</b>	505,400

**Building Notes**



ID	Code	Description	Area
A		Main Building	894
B	11/11/11	OFF/OFF/OFF	64
C	50/10/10/18	BSMT/1SFR/1SFR/...	351
D	11	OFF	315
E	15/15/18	FBAY/1SFR/1SFR/...	40
F	50/15/15/15	BSMT/1SFR/1SFR/...	54
G	RG1	GARAGE - WD/CB	378

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	378	378	1	1925	C	F	5,110

**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		11	11	11	5,890	5	50	15	15	15	31,560
2	50	10	10	18	82,270						
3		11			7,130						
4		15	15	18	18,230						