

Situs : 15 WILMINGTON ST

Parcel ID: 103-062

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

CECCHET RORY
15 WILMINGTON ST APT 2
BROCKTON MA 02301

GENERAL INFORMATION

Living Units	3
Neighborhood	210
Alternate ID	16
Vol / Pg	47904/166
District	
Zoning	R2
Class	Residential

Property Notes

11/2012 MLS SHORT SALE



103-062 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	7,000			78,400
Residual	SF	62			50

Total Acres: .1621
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	78,500	78,500	0	73,500
Building	466,800	536,500	0	424,900
Total	545,300	615,000	0	498,400

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH

Entrance Information

Date	ID	Entry Code	Source
08/24/20	GL	Field Review	Other
02/14/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/17/13	B58205	10,500	BLDG Vinyl Siding	100
01/23/08	49717	2,750	BLDG Chimney, Rf Goo	0
08/06/07	48993	8,500	BLDG See Notes	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/20/16	440,000	Land + Bldg	Valid Sale	47904/166	Quit Claim	CECCHET RORY
11/26/12	220,000	Land + Bldg	Valid Sale	42289/251		
03/30/00	162,000	Land + Bldg	Valid Sale	18394/254		
03/01/90	210,000	Land + Bldg	Valid Sale			
11/01/84	76,500	Land + Bldg				

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Dwelling Information

Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	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	9	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	18		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

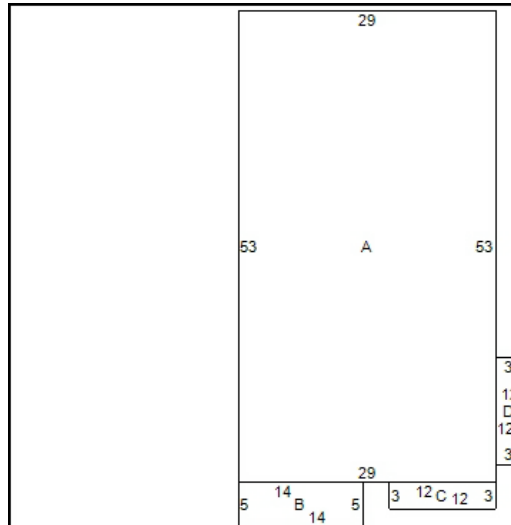
Grade	C	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	660,269	% Good	62
Plumbing	18,124	% Good Override	
Basement	27,537	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	705,930	Additions	47,560
Ground Floor Area	1,537		
Total Living Area	4,827	Dwelling Value	529,000

Building Notes

ID	Code	Description	Area
A		Main Building	1537
B	31	WDK	70
C	50/15/15/15	BSMT/FBAY/FBAY/...	36
D	50/15/15/15	BSMT/FBAY/FBAY/...	36
E	RG1	GARAGE - WD/CB	437



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	437	437	1	1925	C	A	7,450

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		31			1,300
2	50	15	15	15	23,130
3	50	15	15	15	23,130