

Situs : 18 WILMINGTON ST

Parcel ID: 103-071

Class: Three-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

ALVES JULIA
18 WILMINGTON ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 3
Neighborhood 210
Alternate ID 1
Vol / Pg 24679/173
District
Zoning C2
Class Residential

Property Notes



103-071 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,483		74,750

Total Acres: .1029
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	74,800	74,800	0	70,900
Building	361,300	388,400	0	331,800
Total	436,100	463,200	0	402,700

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
02/14/01	BM	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/07/05	44191	1,000	BLDG Pt, Rep Shingle	0
02/18/05	43491	30,000	BLDG Vinyl Siding	0
02/01/05	43428	8,900	BLDG Roof, Gutters	0

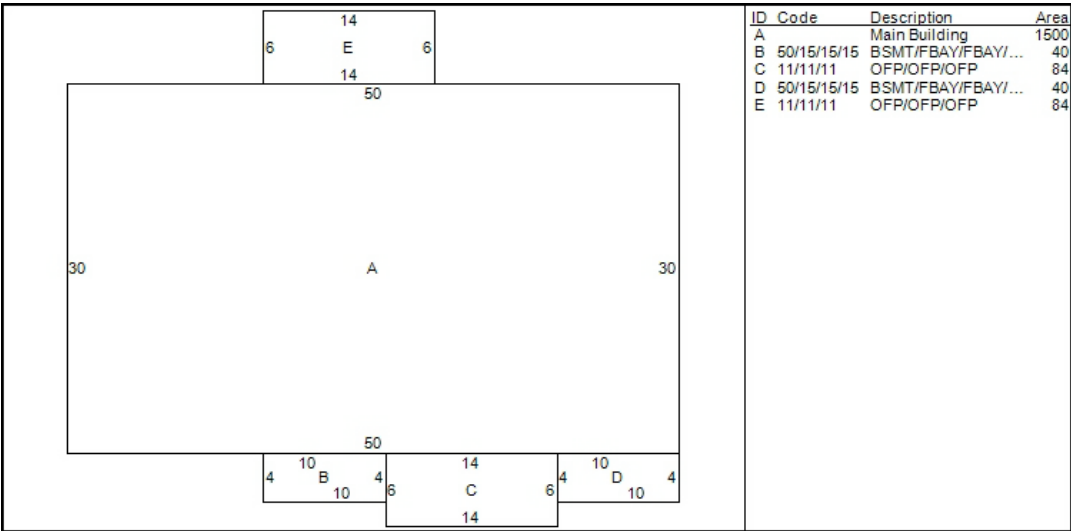
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/02/03		Land + Bldg	Transfer Of Convenience	24679/173		
04/16/02		Land + Bldg	Sale Of Portion/Other Comm	21909/124		
02/29/00	165,000	Land + Bldg	Valid Sale	18310/317		
12/10/97	112,000	Land + Bldg		15715/259		

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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	Asbestos	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		
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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	648,428	% Good	45
Plumbing	18,124	% Good Override	
Basement	27,043	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
		Additions	45,100
Subtotal	693,600		
Ground Floor Area	1,500		
Total Living Area	4,740	Dwelling Value	388,430

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	50	15	15	15	17,780	
2		11	11	11	4,770	
3	50	15	15	15	17,780	
4		11	11	11	4,770	