


Situs : 24 WILMINGTON ST		Parcel ID: 103-072		Class: Three-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
DEPINA MARIA C/O BRITTAN IE A HANSBURY 24 WILMINGTON ST BROCKTON MA 02302			Living Units 3 Neighborhood 210 Alternate ID 2 Vol / Pg 19963/218 District Zoning C2 Class Residential						
Property Notes									
<div></div> <div>103-072 03/16/2020</div>									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	6,791		78,100					
Total Acres: .1559 Spot: Location:									
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	78,100	78,100	0	73,300					
Building	449,800	497,900	0	387,600					
Total	527,900	576,000	0	460,900					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
06/24/20	931	49,787	REMODEL						
06/17/03	B39731	1,500	BLDG Deck	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
06/05/01	129,000	Land + Bldg	Court Order/Decree	19963/218		DEPINA MARIA			

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**Dwelling Information**

<b>Style</b>	3 Fam Slope	<b>Year Built</b>	1925
<b>Story height</b>	2.5	<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>	White	<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>	Central A/C	<b>Stacks</b>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Steam	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	6	<b>Full Baths</b>	3
<b>Family Rooms</b>		<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	15		
<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>	

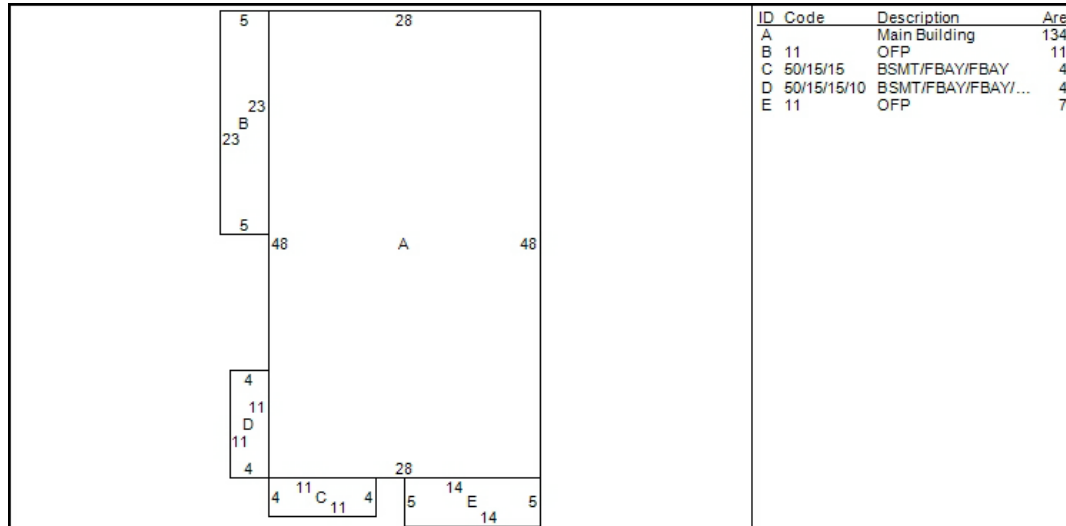
**Grade & Depreciation**

<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>	588,118	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	26,921	<b>Functional</b>	
<b>Heating</b>	16,034	<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>	650,650	<b>Additions</b>	54,130
<b>Ground Floor Area</b>	1,344		
<b>Total Living Area</b>	3,580	<b>Dwelling Value</b>	497,880

**Building Notes**



**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		11			3,350
2	50	15	15		19,840
3	50	15	15	10	28,580
4		11			2,360