


<b>Situs : 30 WILMINGTON ST</b>	<b>Parcel ID: 103-073</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>
FONTES JOAO DEUS 30 WILMINGTON ST BROCKTON MA 02301	Living Units    3 Neighborhood   210 Alternate ID    3 Vol / Pg        29633/166 District Zoning           C2 Class            Residential
<b>Property Notes</b>	



103-073 03/16/2020

Land Information					
Type	Size	Influence Factors	Influence %	Value	
Primary	SF	7,000		78,400	
Residual	SF	5,590		4,080	
Total Acres: .289 Spot: _____ Location: _____					

Assessment Information					
	Appraised	Cost	Income	Prior	
<b>Land</b>	82,500	82,500	0	76,500	
<b>Building</b>	416,400	463,100	0	352,900	
<b>Total</b>	498,900	545,600	0	429,400	
<b>Manual Override Reason</b> <b>Base Date of Value</b> 1/1/2020 <b>Effective Date of Value</b> 1/1/2020 <b>Value Flag</b> MARKET APPROACH <b>Gross Building:</b>					

Entrance Information				
Date	ID	Entry Code	Source	
08/24/20	GL	Field Review	Other	
05/01/18	HP	Field Review	Other	
06/19/01	BM	Estimated For Misc Reason	Other	

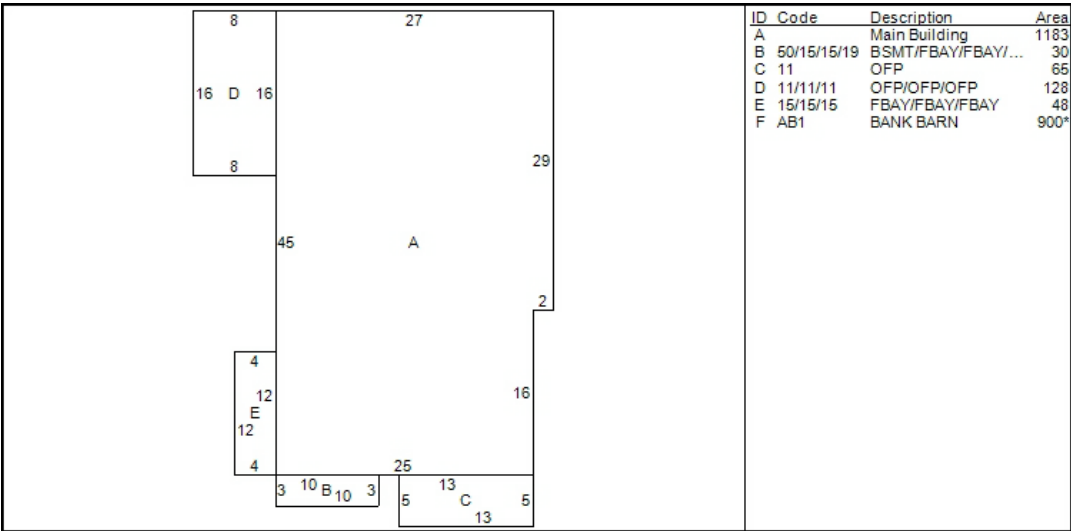
Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/14/09	51582	0	BLDG Raze		0
10/06/00	33618	3,300	BLDG Strip & Reroof		100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/04		Land + Bldg	Transfer Of Convenience	29633/166		
06/29/98		Land + Bldg	Transfer Of Convenience	16346/126		

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Dwelling Information			
Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	300	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	15		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	537,074	% Good	62
Plumbing	19,574	% Good Override	
Basement	24,584	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	7,997	C&D Factor	10
		Adj Factor	1
Subtotal	589,230	Additions	57,660
Ground Floor Area	1,183		
Total Living Area	3,177	Dwelling Value	459,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bank Barn	1 x 900		900	1	1989	D	P	3,570

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	17,860	
2		11			2,290	
3		11	11	11	9,730	
4		15	15	15	27,780	