

**Situs : 32 WILMINGTON ST**

**Parcel ID: 103-074**

**Class: Three-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

DA GRACA ANTONIO  
FRANCISCA DA GRACA  
32 WILMINGTON ST  
BROCKTON MA 02301

**GENERAL INFORMATION**

Living Units 3  
Neighborhood 210  
Alternate ID 4  
Vol / Pg 38456/119  
District  
Zoning R2  
Class Residential

**Property Notes**



103-074 03/16/2020

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,600		77,820

Total Acres: .1515  
Spot:

Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	77,800	77,800	0	73,100
Building	430,200	453,100	0	348,900
Total	508,000	530,900	0	422,000

**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
05/01/18	HP	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/17/19	BP-19-820	5,000	DEMOLITION	Renovation Of Garage Jc
04/29/19	BP-19-660	10,000	ROOF/NEW	Window s, Siding
07/31/17	B67293	940	DOORS	100
12/01/11	55831	12,800	BLDG	Strip/Reroof
				0

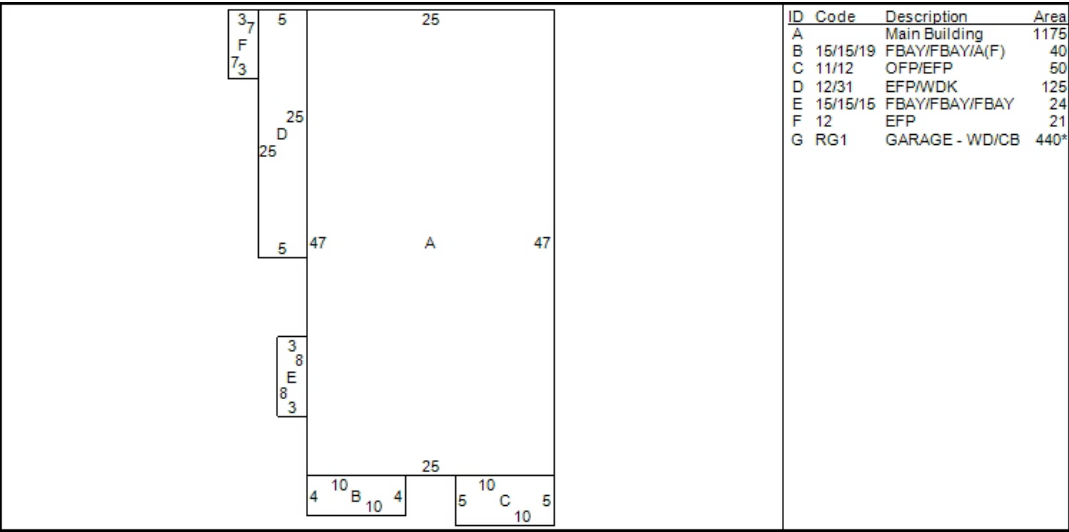
**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/26/10	209,000	Land + Bldg	Valid Sale	38456/119		DA GRACA ANTONIO
04/06/10	125,000	Land + Bldg	Sold Twice In Same Year	38398/338		
06/17/02	295,000	Land + Bldg	Valid Sale	22264/82		
06/29/98	130,000	Land + Bldg	Change After Sale (Physical)	16348/300		

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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>In-law Apt</b>	No
<b>Color</b>	Gray		
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>	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>	18	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen 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>	534,300	<b>% Good</b>	62
<b>Plumbing</b>	19,574	<b>% Good Override</b>	
<b>Basement</b>	24,457	<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>	578,330	<b>Additions</b>	51,210
<b>Ground Floor Area</b>	1,175		
<b>Total Living Area</b>	3,110	<b>Dwelling Value</b>	445,630

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	440	440	1	1925	C	A	7,480

Condominium / Mobile Home Information	
<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	
<b>Unit Parking</b>	
<b>Model (MH)</b>	
<b>Unit Location</b>	
<b>Unit View</b>	
<b>Model Make (MH)</b>	

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1		15	15	19	19,530	5		12			1,490	
2		11	12		3,840							
3		12	31		7,440							
4		15	15	15	18,910							