

Situs : 50 WILMINGTON ST	Parcel ID: 103-085	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MONTEIRO MALAQUIAS MARIA F GOMES 50 WILMINGTON ST BROCKTON MA 02302	Living Units 3 Neighborhood 210 Alternate ID 7 Vol / Pg 45163/270 District Zoning R2 Class Residential

Property Notes
FY16 GROW



103-085 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,929		78,300
Total Acres: .1591 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	78,300	78,300	0	73,400
Building	419,300	465,200	0	367,600
Total	497,600	543,500	0	441,000
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
05/19/98	FT	Refused	Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/21/11	55917	2,700	BLDG Bld Fire Escape	0
06/05/97	27540	10,500	BLDG Vinyl Siding	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/21/15		Land + Bldg	Transfer Of Convenience	45163/270		MONTEIRO MALAQUIAS
10/29/14	365,000	Land + Bldg	Valid Sale	44888/213		

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Dwelling Information

Style	3 Fam Slope	Year Built	1925
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	2012
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	Gas	Openings	
System Type	Warm Air	Pre-Fab	

Room Detail

Bedrooms	9	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

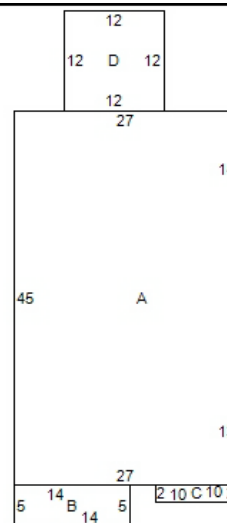
Grade	B-	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	591,489	% Good	62
Plumbing	20,299	% Good Override	
Basement	27,075	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	638,860	Additions	22,440
Ground Floor Area	1,287		
Total Living Area	3,258	Dwelling Value	458,150

Building Notes

ID Code	Description	Area
A	Main Building	1287
B	11/11 OFF/OFP	70
C	50/15/15 BSMT/FBAY/FBAY	20
D	31/31 WDK/WDK	144
E	RG1 GARAGE - WD/CB	400*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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	11		4,460
2	50	15	15		13,080
3		31	31		4,900