

| | | | | |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|
| Situs : 11 WINSTEN ST | Parcel ID: 101-144 | Class: Single Family Residence | Card: 1 of 1 | Printed: October 28, 2020 |
|------------------------------|---------------------------|---------------------------------------|--------------|---------------------------|

| CURRENT OWNER | GENERAL INFORMATION |
|--|--|
| US BANK NA C/O WESNER VILBRUN 11 WINSTEN ST BROCKTON MA 02301 | Living Units 1 Neighborhood 60 Alternate ID 4 Vol / Pg 52147/337 District Zoning R1C Class Residential |
| Property Notes | |
| | |



101-144 03/16/2020

| Land Information | | | | |
|---------------------------------------|------|-------------------|-------------|--------|
| Type | Size | Influence Factors | Influence % | Value |
| Primary | SF | 7,200 | | 90,940 |
| Total Acres: .1653 Spot: Location: | | | | |

| Assessment Information | | | | |
|----------------------------------|-----------|---------|--------|---------|
| | Appraised | Cost | Income | Prior |
| Land | 90,900 | 90,900 | 0 | 87,400 |
| Building | 161,500 | 167,700 | 0 | 153,200 |
| Total | 252,400 | 258,600 | 0 | 240,600 |
| 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 |
| 08/11/20 | GL | Field Review | Other |

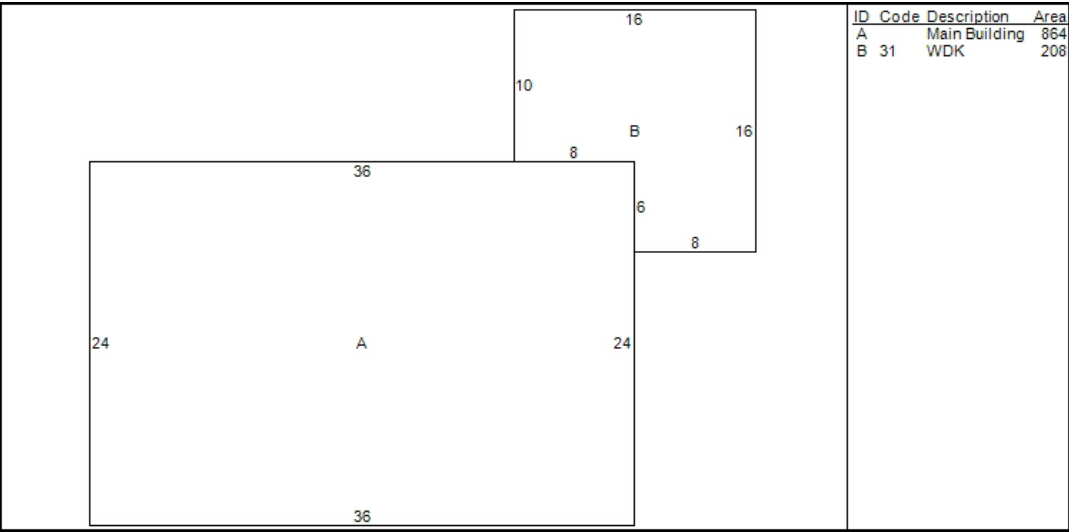
| Permit Information | | | | |
|--------------------|--------|-------|---------|------------|
| Date Issued | Number | Price | Purpose | % Complete |
| 10/17/16 | 65700 | 2,379 | INS | 100 |

| Sales/Ownership History | | | | | |
|-------------------------|---------|-------------|--------------|----------------|------------------------|
| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type |
| 12/26/19 | 178,500 | Land + Bldg | Repossession | 52147/337 | |
| 06/01/04 | 245,000 | Land + Bldg | Valid Sale | 28349/2 | |
| 07/18/02 | 179,900 | Land + Bldg | Valid Sale | 22452/277 | |
| | | | | | Grantee |
| | | | | | US BANK NA |
| | | | | | LA HENS JEAN CLAUDE JR |

| | | | | |
|------------------------------|---------------------------|---------------------------------------|---------------------|----------------------------------|
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| Dwelling Information | | | |
|--------------------------|-----------|------------------------|---------|
| Style | Ranch | Year Built | 1957 |
| Story height | 1 | Eff Year Built | |
| Attic | None | Year Remodeled | |
| Exterior Walls | Al/Vinyl | Amenities | |
| Masonry Trim | x | | |
| Color | Natural | 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 | 1 |
| Fuel Type | Oil | Openings | 1 |
| System Type | Hot Water | Pre-Fab | |
| Room Detail | | | |
| Bedrooms | 3 | Full Baths | 1 |
| Family Rooms | | Half Baths | |
| Kitchens | | Extra Fixtures | |
| Total Rooms | 5 | | |
| 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 | 0 | % Good Ovr | |
| % Complete | | | |
| Dwelling Computations | | | |
| Base Price | 190,576 | % Good | 76 |
| Plumbing | | % Good Override | |
| Basement | 17,883 | Functional | |
| Heating | 0 | Economic | |
| Attic | 0 | % Complete | |
| Other Features | 9,101 | C&D Factor | |
| | | Adj Factor | 1 |
| Subtotal | 217,560 | Additions | 2,360 |
| Ground Floor Area | 864 | | |
| Total Living Area | 864 | Dwelling Value | 167,710 |

| 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 | | 31 | | | 2,360 | |