

Situs : 173 WINTER ST	Parcel ID: 171-106	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	----------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
LUC JOHN ELLISON CHRISTIANNA LUC 173 WINTER ST BROCKTON MA 02302-1419	Living Units 3 Neighborhood 185 Alternate ID 76 Vol / Pg 44512/79 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 200			130
Total Acres: .349 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,100	99,100	0	86,400
Building	438,700	543,600	0	337,200
Total	537,800	642,700	0	423,600
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
08/13/20	JR	Field Review	Other
06/04/01	BM	Estimated For Misc Reason	Other

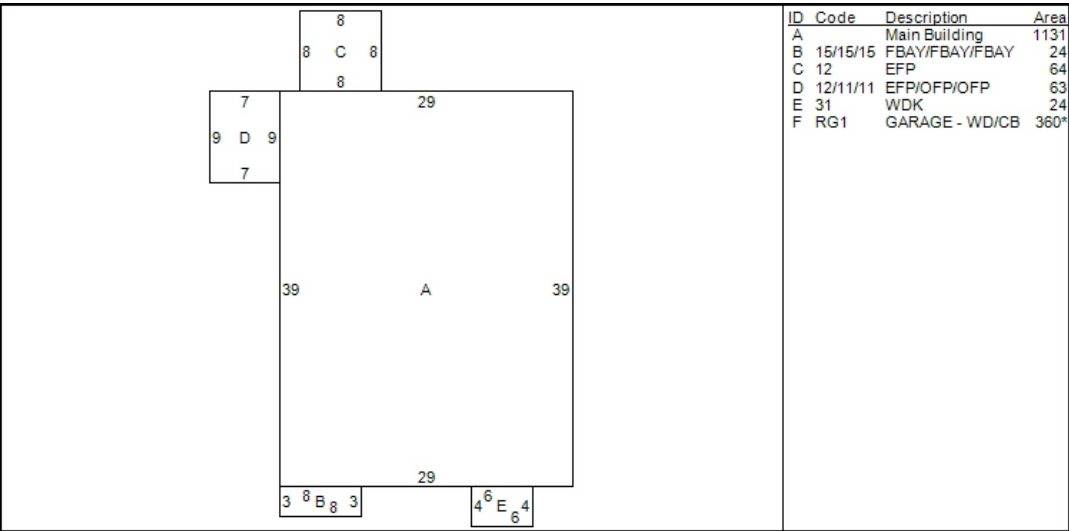
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/25/09	51264	8,000	BLDG New Roof	0
04/26/04	41568	20,000	BLDG Rem Kitchen, Ba	100
03/29/00	32401	4,600	BLDG Install Rubber	100
06/15/98	29051	10,000	BLDG Rep.Wind/Drs	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/09/14	1	Land + Bldg	Transfer Of Convenience	44512/79		
01/30/14	330,000	Land + Bldg	Valid Sale	44041/138		
09/07/10		Land + Bldg	Transfer Of Convenience	38947/148		
04/11/05		Land + Bldg	Transfer Of Convenience	30326/247		
03/06/02		Land + Bldg	Transfer Of Convenience	21669/265		
06/09/97		Land + Bldg	Transfer Of Convenience	15234/284		

Situs : 173 WINTER ST	Parcel Id: 171-106	Class: Three-Family	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	---------------------	--------------	---------------------------

Dwelling Information			
Style	3 Fam Flat	Year Built	1925
Story height	3	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	528,892	% Good	80
Plumbing	18,124	% Good Override	
Basement	22,058	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	569,070	Additions	35,360
Ground Floor Area	1,131		
Total Living Area	3,465	Dwelling Value	536,140

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1925	C	G	7,440

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		15	15	15	22,640
3		12			3,840
4		12	11	11	8,080
5		31			800