

Situs : 159 WINTER ST	Parcel ID: 171-107	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WILLIAMS LINDA M BERNARD WILLIAMS 159 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 78 Vol / Pg 27345/164 District Zoning R1C Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,788		89,480
Total Acres: .1788 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,500	89,500	0	78,900
Building	195,200	197,000	0	178,500
Total	284,700	286,500	0	257,400
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

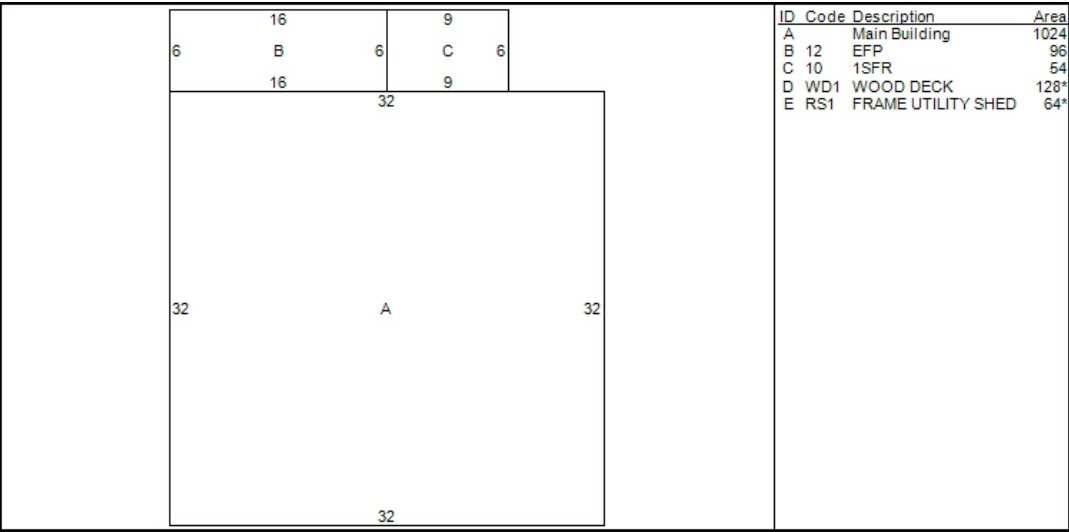
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/06/04		Land + Bldg	Transfer Of Convenience	27345/164		
06/01/90	94,500	Land + Bldg	Valid Sale			

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Dwelling Information			
Style	Cape	Year Built	1940
Story height	1	Eff Year Built	
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm't Gar	1
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	219,526	% Good	69
Plumbing		% Good Override	
Basement	20,600	Functional	
Heating	0	Economic	
Attic	35,482	% Complete	
Other Features	1,830	C&D Factor	
		Adj Factor	1
Subtotal	277,440	Additions	4,690
Ground Floor Area	1,024		
Total Living Area	1,488	Dwelling Value	196,120

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	8 x 16		128	1	1996	C	A	650
Frame Shed	8 x 8		64	1	1980	C	A	240

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		12			2,000	
2		10			2,690	