

Situs : 155 WINTER ST

Parcel ID: 171-108

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

STEPHEN DANA P
& MICHELLE B STEPHEN
155 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 79
Vol / Pg 07064/00055
District
Zoning R1C
Class Residential

Property Notes



171-108 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,907		89,640

Total Acres: .1815
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	89,600	89,600	0	79,000
Building	242,200	288,000	0	205,100
Total	331,800	377,600	0	284,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/13/20	JR	Field Review	Other
05/15/18	CP	Field Review	Other
02/01/05	BM	Not At Home	Other
05/27/98	FB	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/11/17	B67723	8,000	ROOF/NEW	100
04/30/04	41645	20,000	BLDG 20 X 20 2 Car G	100
04/29/04	41626	0	BLDG Demo Garage	100
05/20/97	27461	500	BLDG 8x12 Deck	100

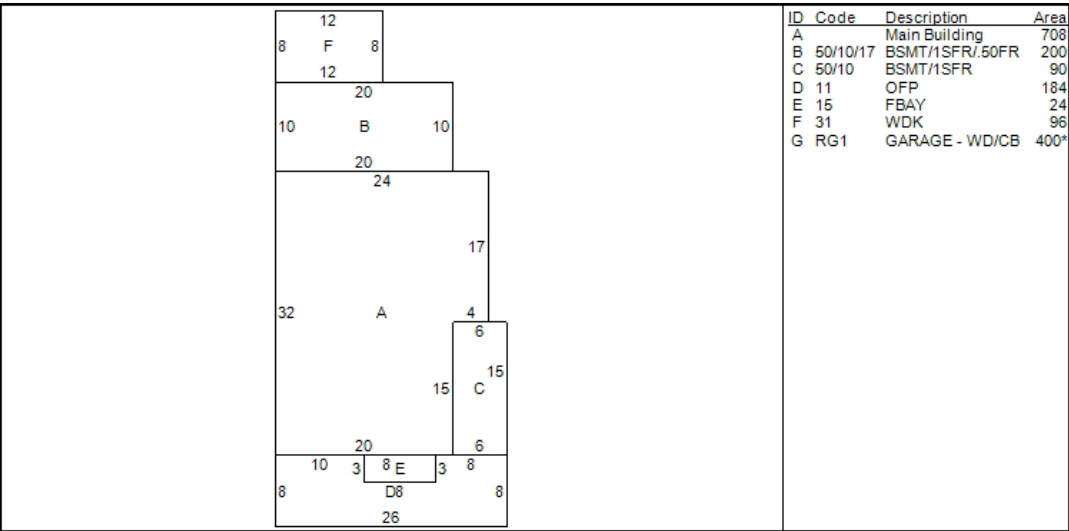
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/86	60,000	Land + Bldg	Family Sale	7064/55		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	1980
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Gray		
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	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
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	282,151	% Good	80
Plumbing	6,525	% Good Override	
Basement	17,651	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	306,330	Additions	29,920
Ground Floor Area	708		
Total Living Area	1,653	Dwelling Value	274,980

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	2004	C	G	13,040

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	Line #	Low	1st	2nd	3rd	Value	
1	50	10	17		16,880	5		31			1,280	
2	50	10			6,080							
3		11			3,840							
4		15			1,840							