

Situs : 149 WINTER ST		Parcel ID: 171-109		Class: Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
NYE CATHERINE F 149 WINTER ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 80 Vol / Pg 15020/25519 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type	Size	Influence Factors	Influence %	Value					
Primary	SF	8,048		89,820					
Total Acres: .1848 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/13/20	JR	Field Review	Other						
02/01/05	BM	Not At Home	Other						
Assessment Information									
	Appraised	Cost	Income	Prior					
Land	89,800	89,800	0	79,200					
Building	145,800	127,900	0	135,400					
Total	235,600	217,700	0	214,600					
Manual Override Reason									
Base Date of Value 1/1/2020									
Effective Date of Value 1/1/2020									
Value Flag MARKET APPROACH									
Gross Building:									
Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
06/09/04	41981	900	BLDG Replc Bk Porch	100					
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
				15020/25519		NYE CATHERINE F			

Situs : 149 WINTER ST	Parcel Id: 171-109	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
------------------------------	---------------------------	---------------------------------------	---------------------	----------------------------------

Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.7	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Green	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	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	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

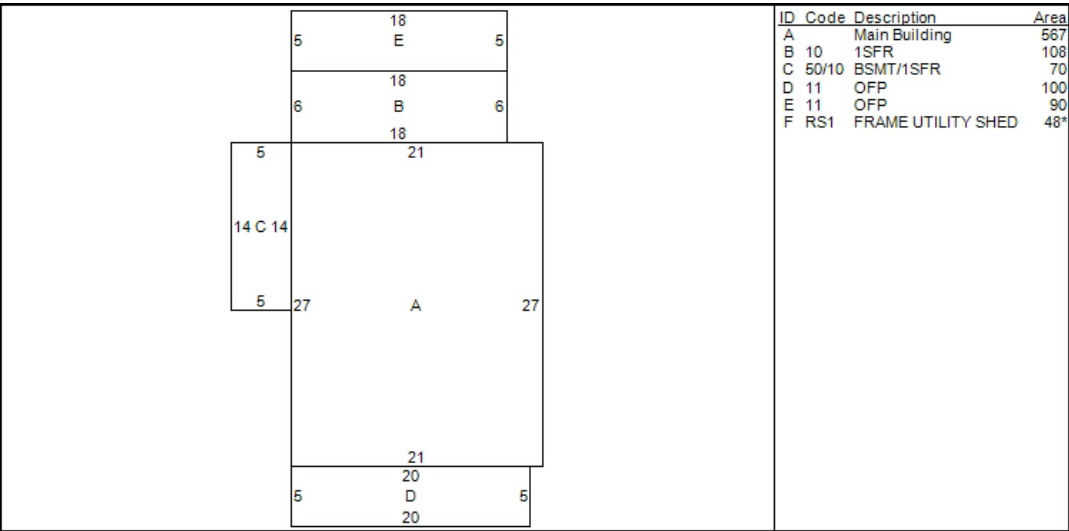
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	249,266	% Good	45
Plumbing		% Good Override	
Basement	15,594	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	264,860	Additions	8,510

Ground Floor Area	567	Dwelling Value	127,700
Total Living Area	1,170		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	48	48	1	1980	C	A	180

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		10			3,470	
2	50	10			2,790	
3		11			1,170	
4		11			1,080	