

Situs : 145 WINTER ST	Parcel ID: 171-110	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PANG CHI KEE 145 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 81 Vol / Pg 46249/312 District Zoning R1C Class Residential

Property Notes
11/2015 SHORT SALE W/APPROVAL



171-110 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,100		89,890
Total Acres: .186 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,900	89,900	0	79,200
Building	177,700	181,400	0	168,100
Total	267,600	271,300	0	247,300
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
04/20/17	CP	Field Review	Other
02/01/05	BM	Estimated For Misc Reason	Other

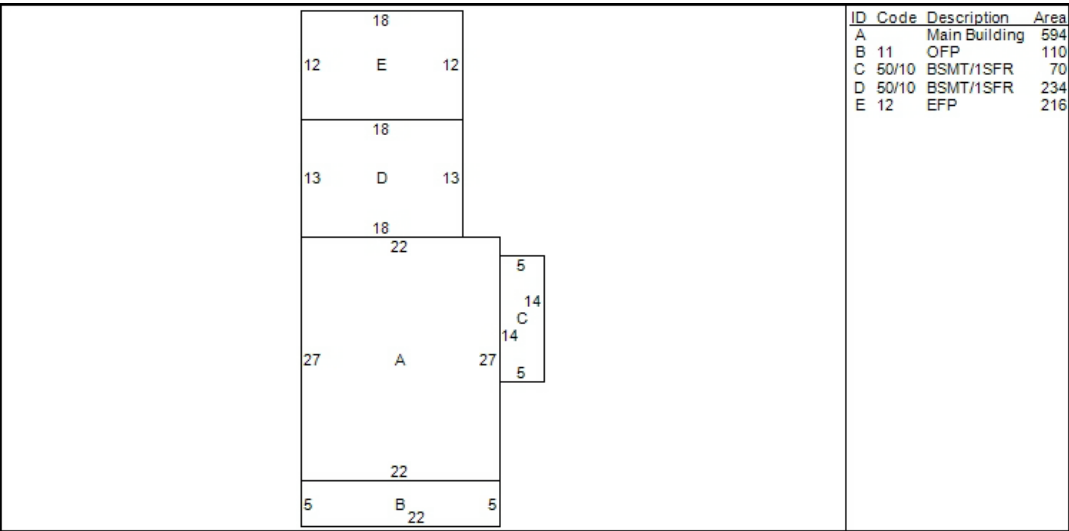
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
02/26/16	64142	3,000	ROOF/REP	Also: Fill In Inground Pool, Repair F 100
11/09/04	43075	4,000	BLDG	3 S Porch/Deck 0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/06/15	175,000	Land + Bldg	Outlier-Written Desc Needed	46249/312		PANG CHI KEE
06/26/06		Land + Bldg	Transfer Of Convenience	32921/291		
06/27/01		Land + Bldg	Transfer Of Convenience	20084/326		

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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	Brown	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	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	236,441	% Good	62
Plumbing		% Good Override	
Basement	14,791	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	9,382	C&D Factor	
		Adj Factor	1
Subtotal	260,610	Additions	19,770
Ground Floor Area	594		
Total Living Area	1,344	Dwelling Value	181,350

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		11			1,670	
2	50	10			3,530	
3	50	10			10,480	
4		12			4,090	