

Situs : 139 WINTER ST	Parcel ID: 171-111	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
RODRIGUES JOSE L 139 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 82 Vol / Pg 42479/105 District Zoning R1C Class Residential

Property Notes



171-111 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	8,211		90,040
Total Acres: .1885 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	90,000	90,000	0	79,300
Building	195,600	210,800	0	176,400
Total	285,600	300,800	0	255,700
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

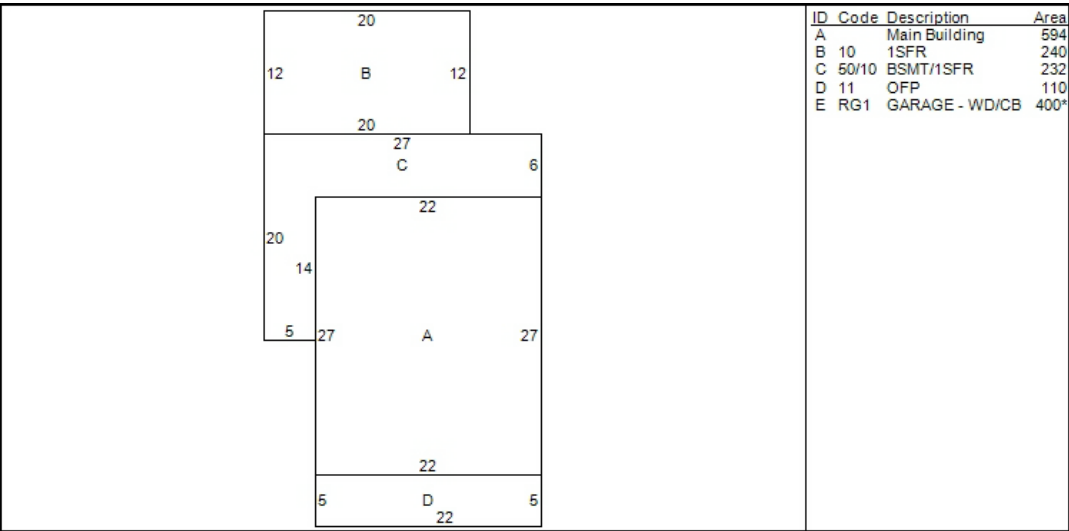
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/23/08	50339	300	BLDG Garage Roof, Dr	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/12	155,000	Land + Bldg	Valid Sale	42479/105		
11/28/12	210,713	Land + Bldg	Repossession	42303/229		
10/02/07		Land + Bldg	Transfer Of Convenience	35145/156		

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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	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Blue	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	Central Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	2
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	255,356	% Good	62
Plumbing	9,787	% Good Override	
Basement	15,975	Functional	
Heating	6,962	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	288,080	Additions	25,120
Ground Floor Area	594		
Total Living Area	1,512	Dwelling Value	203,730

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1925	C	A	7,050

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			11,040	
2	50	10			12,280	
3		11			1,800	