

Situs : 133 WINTER ST		Parcel ID: 171-114		Class : Tw o-Family		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
TUTKUS JANICE E & JAMES A CLARK 133 WINTER ST BROCKTON MA 02302			Living Units 2 Neighborhood 185 Alternate ID 85 Vol / Pg 14662/00184 District Zoning R1C Class Residential						
Property Notes									
Land Information									
Type		Size	Influence Factors	Influence %	Value				
Primary	SF	15,000			99,000				
Residual	SF	1,863			1,230				
Total Acres: .3872 Spot: Location:									
Entrance Information									
Date	ID	Entry Code	Source						
08/13/20	JR	Field Review	Other						
06/06/01	BM	Estimated For Misc Reason	Other						
Assessment Information									
		Appraised	Cost	Income	Prior				
Land		100,200	100,200	0	87,300				
Building		358,800	394,900	0	308,700				
Total		459,000	495,100	0	396,000				
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			
12/06/00	33920	5,000	BLDG	Rem & Rep Roof		100			
01/13/99	30134	1,800	BLDG	Redo 7 Sq Of Ro		100			
Sales/Ownership History									
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee			
09/01/96	114,900	Land + Bldg	Valid Sale	14662/184					

Situs : 133 WINTER ST

Parcel Id: 171-114

Class: Two-Family

Card: 1 of 1

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Dwelling Information

Style	Two Family	Year Built	1898
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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
Fuel Type	Gas
System Type	Steam

Stacks
Openings
Pre-Fab

Room Detail

Bedrooms	6	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	14		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

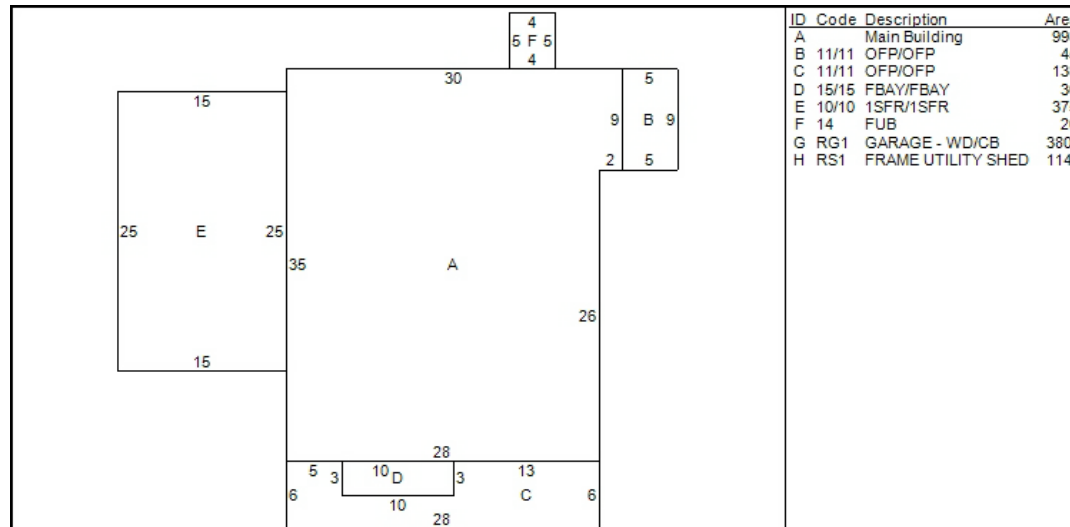
Grade & Depreciation

Grade	C+	Market Adj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	10	% Good Ovr
% Complete		

Dwelling Computations

Base Price	384,497	% Good	62
Plumbing	9,787	% Good Override	
Basement	21,867	Functional	
Heating	0	Economic	
Attic	9,416	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	425,570	Additions	97,840
Ground Floor Area	998		
Total Living Area	2,806	Dwelling Value	388,080

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	380	380	1	1980	C	F	6,490
Frame Shed	1 x	114	114	1	1980	C	F	320

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		11	11		3,160	5		14			250
2		11	11		7,070						
3		15	15		14,450						
4		10	10		72,910						