

<b>Situs : 115 WINTER ST</b>	<b>Parcel ID: 171-118</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
ESCOTO HUGO L 115 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 86 Vol / Pg 37878/62 District Zoning R1C Class Residential

Property Notes



171-118 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 532			350
Total Acres: .3566 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	99,400	99,400	0	86,600
Building	260,100	261,200	0	212,600
Total	359,500	360,600	0	299,200
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

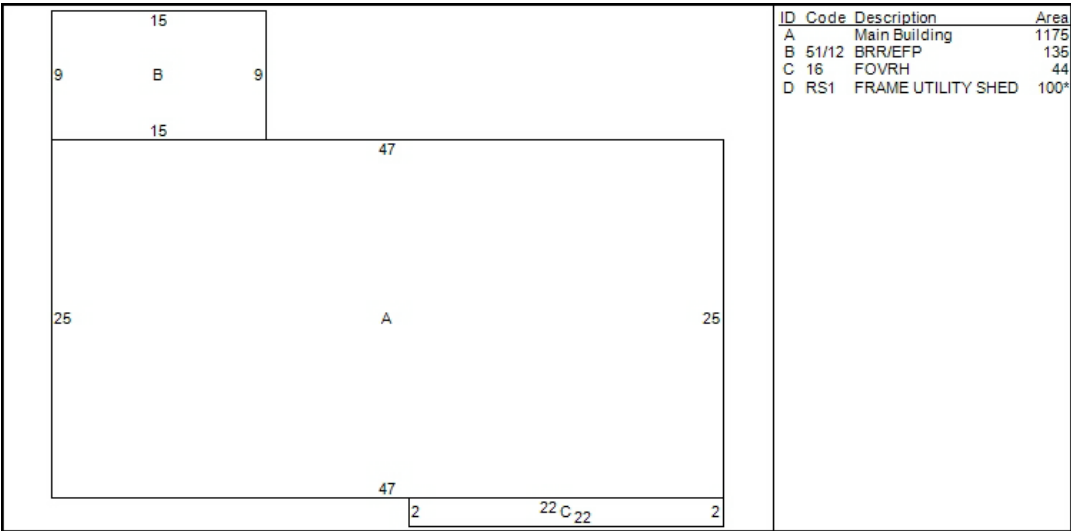
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
07/01/19	BP-19-1125	56,000	SOLARPANLS	
02/08/10	52751	7,900	BLDG Reroof	0
11/13/09	52490	2,589	BLDG Repair Chimney	0

Sales/Ownership History					
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type
11/02/09	146,000	Land + Bldg	Sale After Foreclosure	37878/62	
10/02/09	129,000	Land + Bldg	Repossession	37777/38	
02/16/06	240,000	Land + Bldg	Outlier-Written Desc Needed	32228/217	
07/12/99	122,500	Land + Bldg	Sale After Foreclosure	17654/118	
05/27/99	112,684	Land + Bldg	Repossession	17498/209	
Grantee ESCOTO HUGO L					

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Dwelling Information			
Style	Raised Ranch	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	1
FBLA Size	588	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	2
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
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	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	260,634	% Good	76
Plumbing		% Good Override	
Basement	24,457	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	46,217	C&D Factor	
		Adj Factor	1
Subtotal	331,310	Additions	9,050
Ground Floor Area	1,175		
Total Living Area	1,807	Dwelling Value	260,850

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x 100		100	1	1980	C	A	370

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	51	12			6,310	
2		16			2,740	