

**Situs : 105 WINTER ST**

**Parcel ID: 171-119**

**Class: Two-Family**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**  
  
EBANKS AMAUI M  
105 WINTER ST  
BROCKTON MA 02302

**GENERAL INFORMATION**  
  
Living Units 2  
Neighborhood 185  
Alternate ID 89  
Vol / Pg 13337/00216  
District  
Zoning R1C  
Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary	SF 9,000			91,080

Total Acres: .2066  
Spot: Location:

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	91,100	91,100	0	80,100
Building	300,800	296,500	0	244,500
<b>Total</b>	<b>391,900</b>	<b>387,600</b>	<b>0</b>	<b>324,600</b>

**Manual Override Reason**  
**Base Date of Value** 1/1/2020  
**Value Flag** MARKET APPROACH **Effective Date of Value** 1/1/2020  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
08/13/20	JR	Field Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/02/03	40557	26,880	BLDG V Side, Wind, D	100

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/01/90	130,500	Land + Bldg	Valid Sale	13337/216		

Situs : 105 WINTER ST

Parcel Id: 171-119

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

**Dwelling Information**

**Style** Tw o Family      **Year Built** 1913  
**Story height** 2      **Eff Year Built**  
**Attic** None      **Year Remodeled**  
**Exterior Walls** Al/Vinyl      **Amenities**  
**Masonry Trim** x  
**Color** Tan      **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** Gas      **Openings**  
**System Type** Warm Air      **Pre-Fab**

**Room Detail**

**Bedrooms** 4      **Full Baths** 2  
**Family Rooms**      **Half Baths**  
**Kitchens**      **Extra Fixtures**  
**Total Rooms** 9  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

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

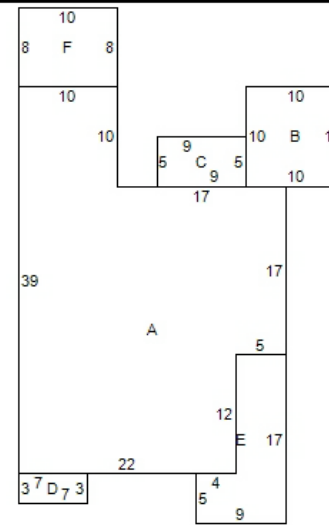
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	339,840	<b>% Good</b>	62
<b>Plumbing</b>	9,787	<b>% Good Override</b>	
<b>Basement</b>	19,327	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	10
		<b>Adj Factor</b>	1
<b>Subtotal</b>	368,950	<b>Additions</b>	42,220
<b>Ground Floor Area</b>	823		
<b>Total Living Area</b>	1,812	<b>Dwelling Value</b>	293,850

**Building Notes**



ID	Code	Description	Area
A		Main Building	823
B	50/10	BSMT/1SFR	100
C	10/11	1SFR/OFP	46
D	50/15	BSMT/FBAY	21
E	12	EPF	105
F	31	WDK	80
G	RG1	GARAGE - WD/ICB	400*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	400	400	1	1913	D	P	2,640

**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	50	10			17,980	5		31			1,550
2			10	11	10,850						
3	50	15			7,190						
4			12		4,650						