

Situs : 411 WINTER ST	Parcel ID: 172-020	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WAHNON WOUALID S SHEILA K CORREIA 411 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 54 Vol / Pg 44568/326 District Zoning R1C Class Residential

Property Notes



172-020 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 12,661			8,360
Total Acres: .6351				
Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	107,400	107,400	0	93,600
Building	229,700	303,600	0	237,200
Total	337,100	411,000	0	330,800
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
09/19/14	B60787	3,000	BLDG Int Remodel Fls	100
04/07/14	B59715	7,200	BLDG Shingle	100
03/31/05	43661	300	BLDG Fix Roof,Ceilin	0
09/29/04	42787	121,746	BLDG 36 X 28 Col, Dk	0
09/28/04	42786	121,746	BLDG 28 X 36 Col, Dk	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/25/14	185,490	Land + Bldg	Court Order/Decree	44568/326		
10/01/04		Land + Bldg	Transfer Of Convenience	29190/255		
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Dwelling Information			
Style	Cape	Year Built	1750
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	Basic	Stacks	2
Fuel Type	Gas	Openings	2
System Type	Warm Air	Pre-Fab	1

Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	2
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

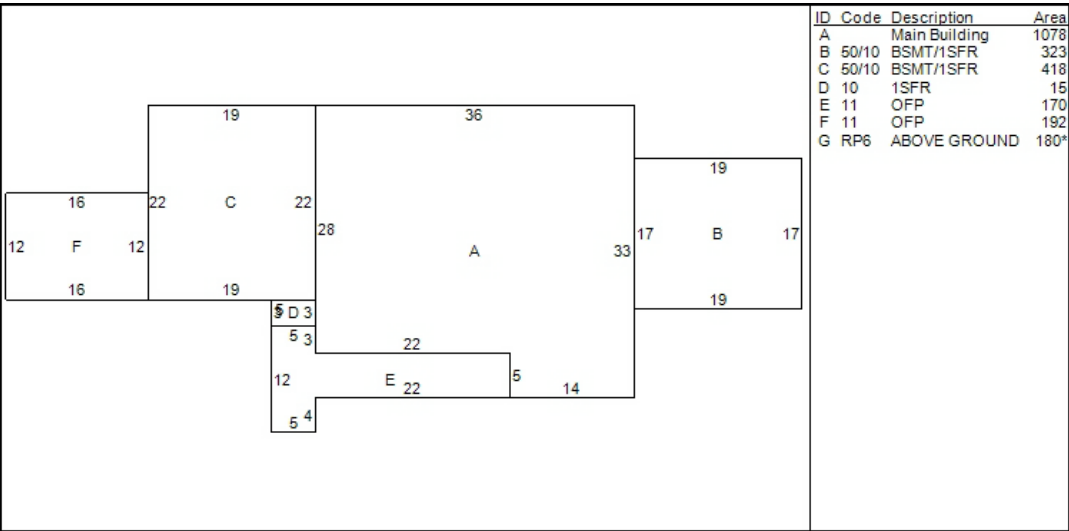
Adjustments	
Int vs Ext	Same
Cathedral Ceiling	x
Unfinished Area	
Unheated Area	

Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations			
Base Price	368,216	% Good	62
Plumbing	6,525	% Good Override	
Basement	23,035	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	23,954	C&D Factor	
		Adj Factor	1
Subtotal	421,730	Additions	42,160

Ground Floor Area	1,078	Dwelling Value	303,630
Total Living Area	2,643		

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	180	180	1	1996	C	A	

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			15,380	5		11			3,160
2	50	10			19,780						
3		10			1,050						
4		11			2,790						