

<b>Situs : 385 WINTER ST</b>	<b>Parcel ID: 172-021</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
MOYNIHAN SEAN M 385 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 54-1 Vol / Pg 48439/292 District Zoning R1C Class Residential

Property Notes



172-021 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,361		88,920
Total Acres: .169 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,900	88,900	0	78,500
Building	216,100	181,600	0	166,100
Total	305,000	270,500	0	244,600
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
01/17/07	BM	Not At Home	Other

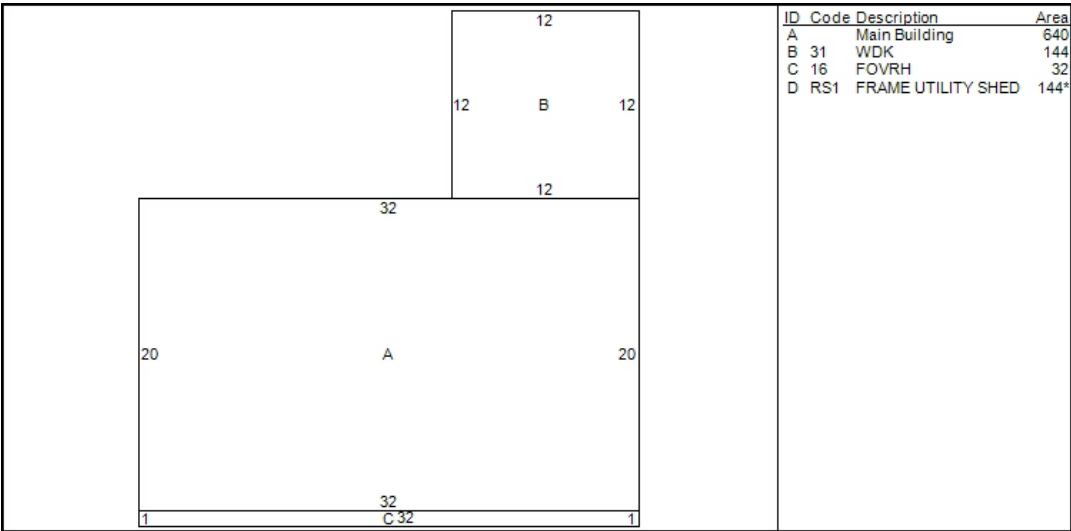
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/09/10	53371	6,500	BLDG Redo Deck/Shing	0
09/26/06	47328	2,000	BLDG Remodel Kitchen	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/17	266,000	Land + Bldg	Valid Sale	48439/292	Quit Claim	MOYNIHAN SEAN M
09/15/14	184,900	Land + Bldg	Valid Sale	44740/304		
08/08/11	155,000	Land + Bldg	Valid Sale	40201/282		
10/14/09	88,500	Land + Bldg	Sale After Foreclosure	37804/218		
09/16/08	157,500	Land + Bldg	Repossession	36360/143		
02/10/03	150,000	Land + Bldg	Outlier-Written Desc Needed	24177/186		

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Dwelling Information			
Style	Raised Ranch	Year Built	1965
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	2011
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	In-law Apt	No
Basement			
Basement	Full	# Car Bsm t Gar	
FBLA Size	550	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	2
Family Rooms	1	Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes
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	177,546	% Good	76
Plumbing	9,787	% Good Override	
Basement	16,660	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	29,321	C&D Factor	
		Adj Factor	1
Subtotal	233,310	Additions	3,950
Ground Floor Area	640		
Total Living Area	1,222	Dwelling Value	181,270

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	1 x	144	144	1	1974	D	F	300

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		31			1,820	
2		16			2,130	