

**Situs : 373 WINTER ST**

**Parcel ID: 172-045**

**Class: Single Family Residence**

Card: 1 of 1

Printed: October 28, 2020

**CURRENT OWNER**

LEVEILLE JOSETTE T  
373 WINTER ST  
BROCKTON MA 02302

## GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	55
Vol / Pg	44270/21
District	
Zoning	R1C
Class	Residential

## Property Notes



172-045 03/16/2020

## Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	10,000			92,400

Total Acres: .2296  
Spot:

Location:

### Entrance Information

Date	ID	Entry Code	Source
08/13/20	JR	Field Review	Other
04/21/06	BM	Not At Home	Other

### Assessment Information

	Appraised	Cost	Income	Prior
Land	92,400	92,400	0	81,200
Building	221,700	236,000	0	223,800
Total	314,100	328,400	0	305,000

## Manual Override Reason

<b>Value Flag</b>	MARKET APPROACH	<b>Base Date of Value</b>	1/1/2020
<b>Gross Building:</b>		<b>Effective Date of Value</b>	1/1/2020

### Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/05/06	46573	4,759	BLDG 24' Rd A/G Pool	0
06/01/05	44151	4,000	BLDG V Side, Deck	0

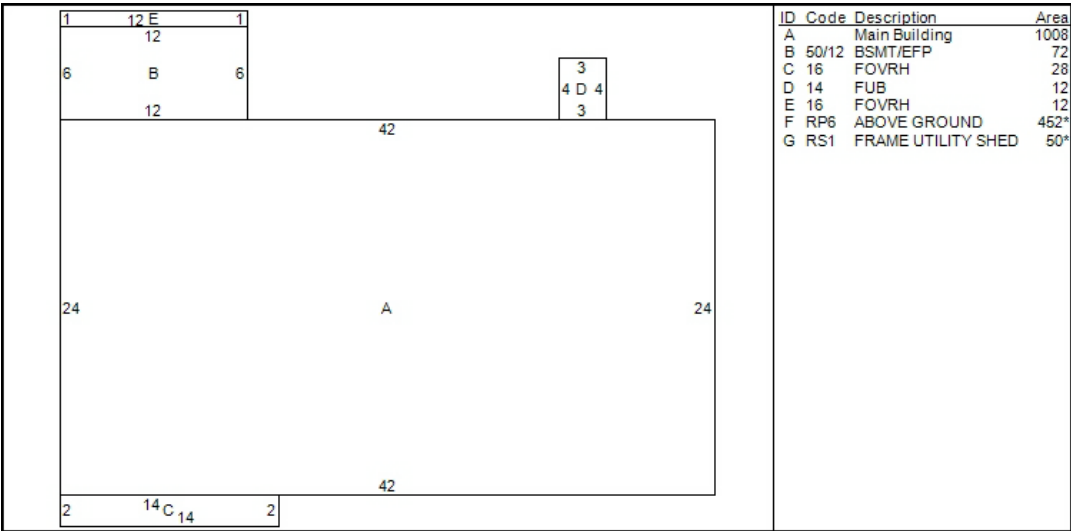
### Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/30/14	1	Land + Bldg	Court Order/Decree	44270/21		
03/22/06		Land + Bldg	Transfer Of Convenience	32390/278		
02/18/04	255,000	Land + Bldg	Valid Sale	27566/36		
12/26/97	100,000	Land + Bldg	Transfer Of Convenience	15760		

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Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1966
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	Tan	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Full	<b># Car Bsm t Gar</b>	1
<b>FBLA Size</b>	504	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	1
<b>Fuel Type</b>	Oil	<b>Openings</b>	1
<b>System Type</b>	Hot Water	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	5		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Good	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	234,652	<b>% Good</b>	76
<b>Plumbing</b>	6,525	<b>% Good Override</b>	
<b>Basement</b>	22,019	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	38,977	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	302,170	<b>Additions</b>	5,860
<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	1,552	<b>Dwelling Value</b>	235,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Ag Pool	1 x	452	452	1	2006	C	A	
Frame Shed	5 x	10	50	1	2006	C	A	520

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>  <b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1	50	12			2,510	
2		16			1,980	
3		14			150	
4		16			1,220	