

Situs : 353 WINTER ST

Parcel ID: 172-046

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BRISE BICKINGHAM
MARIE D BRISE
353 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units 1
Neighborhood 185
Alternate ID 56
Vol / Pg LC/126204
District
Zoning R1C
Class Residential

Property Notes



172-046 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,000			92,400
Residual	SF 8,480			5,600

Total Acres: .4243
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	98,000	98,000	0	86,100
Building	216,800	243,100	0	215,800
Total	314,800	341,100	0	301,900

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
05/15/18	CP	Field Review	Other
02/21/18	H&P	Field Review	Other
12/03/14	RJH	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/27/17	67051	7,389	WNDWS	100
06/27/17	67052	2,736	WNDWS	100
07/06/16	65013	14,000	SOLARPANLS	100
09/29/14	B60873	16,000	BLDG 9 Wndw s+Kitchn	100
09/23/09	52236	4,000	BLDG Reroof	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/17	285,000	Land + Bldg	Valid Sale	LC/126204	Quit Claim	BRISE BICKINGHAM
01/22/15	214,000	Land + Bldg	Valid Sale	LC/121483		BARROS JOSE R
09/22/14	126,000	Land + Bldg	Changed After Asmt Date/B4 Sale	LC/121026		
08/27/14	160,000	Land + Bldg	Sale Of Multiple Parcels	LC/120095		

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Dwelling Information

Style	Ranch	Year Built	1925
Story height	1	Eff Year Built	1990
Attic	None	Year Remodeled	2014
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Yellow	In-law Apt	No

Basement

Basement Full	# Car
FBLA Size 300	Bsm't Gar
Rec Rm Size x	FBLA Type
	Rec Rm Type

Heating & Cooling

Fireplaces

Heat Type	Central Ac	Stacks	1
Fuel Type	Gas	Openings	1
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	Modern	Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

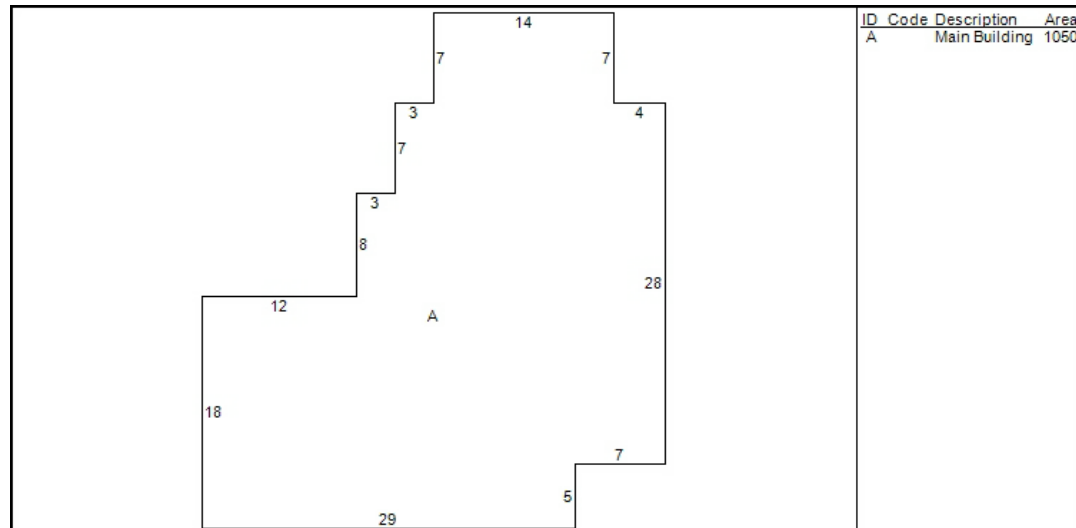
Grade & Depreciation

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

Dwelling Computations

Base Price	241,148	% Good	82
Plumbing		% Good Override	
Basement	22,628	Functional	
Heating	6,574	Economic	
Attic	0	% Complete	
Other Features	26,126	C&D Factor	
		Adj Factor	1
Subtotal	296,480	Additions	
Ground Floor Area	1,050		
Total Living Area	1,350	Dwelling Value	243,110

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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
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