

Situs : 175 WINTER ST

Parcel ID: 172-218

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

NGUYEN MAN
TRUC NGUYEN
175 WINTER STREET
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	75
Vol / Pg	48622/309
District	
Zoning	R1C
Class	Residential

Property Notes



172-218 03/16/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,209		91,360

Total Acres: .2114
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	91,400	91,400	0	80,300
Building	226,900	262,100	0	196,600
Total	318,300	353,500	0	276,900

Manual Override Reason

Base Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Effective Date of Value 1/1/2020

Entrance Information

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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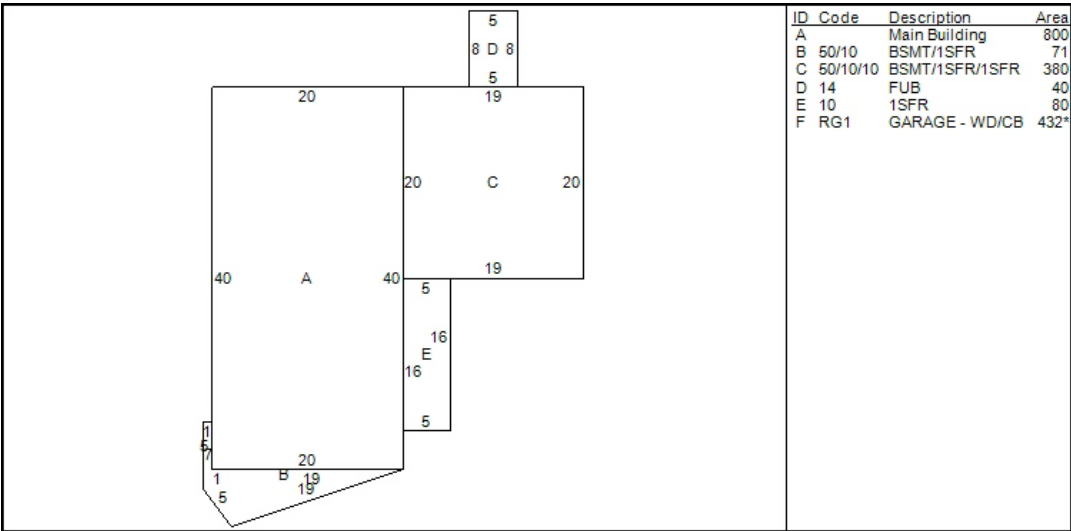
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/17	240,000	Land + Bldg	Outlier-Written Desc Needed	48622/309	Quit Claim	NGUY EN MAN
11/04/08	164,900	Land + Bldg	Valid Sale	36507/080		
09/30/99	98,000	Land + Bldg	Valid Sale	17916/196		
09/08/98	35,000	Land + Bldg	To/From Exempt Org	16584/182		

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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Yellow		
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	Oil	Openings	
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens	1	Extra Fixtures	1
Total Rooms	8		
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	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	309,291	% Good	65
Plumbing	9,062	% Good Override	
Basement	17,590	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	335,940	Additions	36,150
Ground Floor Area	800		
Total Living Area	2,511	Dwelling Value	254,510

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	432	432	1	1984	C	F	7,580

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	50	10			3,770	
2	50	10	10		28,410	
3		14			390	
4			10		3,580	