

Situs : 193 WINTER ST	Parcel ID: 172-327	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
MELO EDGAR 193 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 74 Vol / Pg 48689/176 District Zoning R1C Class Residential

Property Notes



172-327 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 13,280			8,760
Total Acres: .6493 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	107,800	107,800	0	94,000
Building	179,500	180,200	0	184,900
Total	287,300	288,000	0	278,900
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
08/14/20	JR	Field Review	Other

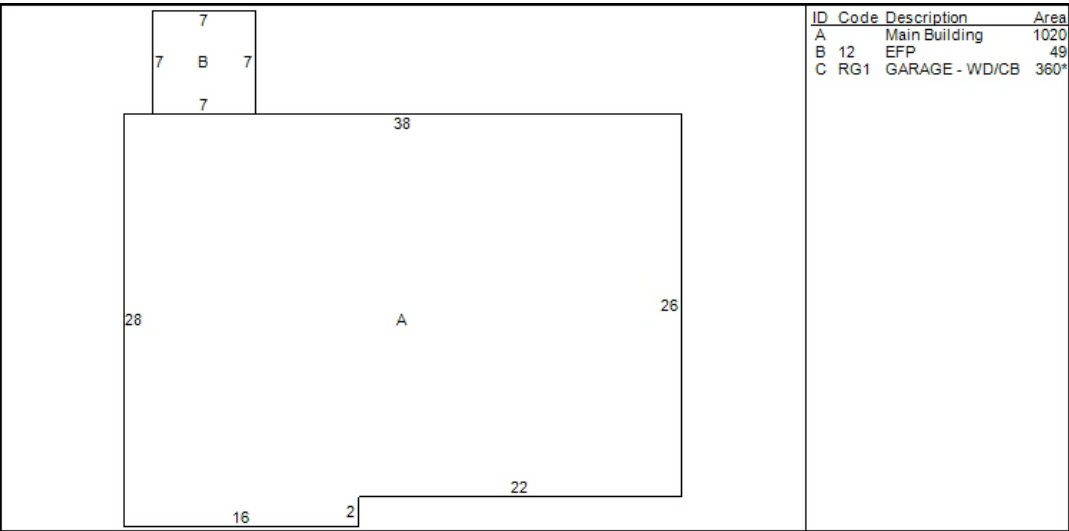
Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/05/19	BP-19-510	5,000	REMODEL	100
10/22/18	BPA 18 168	600	REMODEL	
04/30/18	68737	5,000	INS	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/20/17	240,000	Land + Bldg	Valid Sale	48689/176	Quit Claim	MELO EDGAR
07/20/04	1	Land + Bldg	Transfer Of Convenience	28691/262		
10/18/02	195,000	Land + Bldg	Valid Sale	23153/133		
07/29/99		Land + Bldg	Transfer Of Convenience	17711/98		

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Dwelling Information			
Style	Ranch	Year Built	1955
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	White	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	
Fuel Type	Oil	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	2	Full Baths	1
Family Rooms		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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	219,024	% Good	72
Plumbing		% Good Override	
Basement	20,553	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	239,580	Additions	1,080
Ground Floor Area	1,020		
Total Living Area	1,020	Dwelling Value	173,580

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	360	360	1	1955	C	A	6,620

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		12			1,080	