

Situs : 194 WINTER ST	Parcel ID: 172-337	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
KAKNES WILLIAM E SHERI A WALLACE 194 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 21 Vol / Pg 05619/00473 District Zoning R1C Class Residential

Property Notes



172-337 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 11,068			93,810
Total Acres: .2541 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	93,800	93,800	0	82,200
Building	149,800	145,200	0	133,000
Total	243,600	239,000	0	215,200
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5619/473		

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Dwelling Information			
Style	Cape	Year Built	1872
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Brown		
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	Gas	Openings	
System Type	Warm Air	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C	Market Adj	
Condition	Average	Functional	
CDU	FAIR	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	297,338	% Good	45
Plumbing		% Good Override	
Basement	18,601	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	315,940	Additions	2,530
Ground Floor Area	875		
Total Living Area	1,345	Dwelling Value	144,700
Building Notes			

	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>875</td> </tr> <tr> <td>B</td> <td>11</td> <td>OFF</td> <td>60</td> </tr> <tr> <td>C</td> <td>10</td> <td>1SFR</td> <td>32</td> </tr> <tr> <td>D</td> <td>12</td> <td>EFP</td> <td>50</td> </tr> <tr> <td>E</td> <td>RS1</td> <td>FRAME UTILITY SHED</td> <td>192</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	875	B	11	OFF	60	C	10	1SFR	32	D	12	EFP	50	E	RS1	FRAME UTILITY SHED	192
ID	Code	Description	Area																						
A		Main Building	875																						
B	11	OFF	60																						
C	10	1SFR	32																						
D	12	EFP	50																						
E	RS1	FRAME UTILITY SHED	192																						
Outbuilding Data																									
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																	
Frame Shed	1 x	192	192	1	1988	C	F	530																	
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		11			680																				
2		10			1,170																				
3		12			680																				