

Situs : 198 WINTER ST	Parcel ID: 172-338	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

CURRENT OWNER	GENERAL INFORMATION
MURPHY WANDA 198 WINTER STREET BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 21-1 Vol / Pg 48903/291 District Zoning R1C Class Residential
Property Notes	



172-338 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,192		86,050
Total Acres: .1192 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	86,100	86,100	0	76,300
Building	185,800	175,300	0	179,700
Total	271,900	261,400	0	256,000
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
12/16/14	B61376	5,000	BLDG Siding	100
08/07/14	B60542	12,988	BLDG Strip/Reroof	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/08/17	238,000	Land + Bldg	Valid Sale	48903/291	Quit Claim	MURPHY WANDA
05/29/08	170,000	Land + Bldg	Valid Sale	36015/002		

Situs : 198 WINTER ST	Parcel Id: 172-338	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
-----------------------	--------------------	--------------------------------	--------------	---------------------------

Dwelling Information			
<b>Style</b>	Ranch	<b>Year Built</b>	1965
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Frame	<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>	
<b>FBLA Size</b>	x	<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>	
<b>Fuel Type</b>	Oil	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	

Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>		<b>Half Baths</b>	
<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

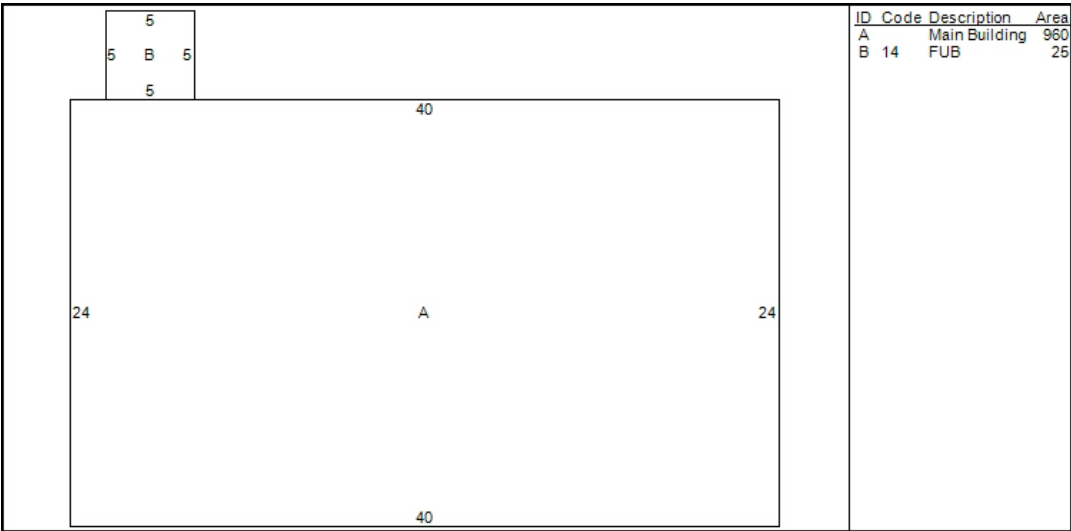
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	

Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<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>	210,504	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	19,753	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	230,260	<b>Additions</b>	300

<b>Ground Floor Area</b>	960		
<b>Total Living Area</b>	960	<b>Dwelling Value</b>	175,300

Building Notes	



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

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

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		14			300	