

Situs : 208 WINTER ST	Parcel ID: 172-353	Class : Two-Family	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
SAUCER LESTER R 208 WINTER ST BROCKTON MA 02302	Living Units 2 Neighborhood 185 Alternate ID 23-1 Vol / Pg 49029/135 District Zoning R1C Class Residential

Property Notes
3/2011 MLS SHORT SALE



172-353 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	7,964		89,710
Total Acres: .1828 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	89,700	89,700	0	79,100
Building	282,400	265,700	0	225,200
Total	372,100	355,400	0	304,300
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
08/19/14	B60586	1,000	BLDG Fascia Boards	100
03/21/11	54541	1,500	BLDG Int Remodel	0

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/10/17	302,900	Land + Bldg	Valid Sale	49029/135	Quit Claim	SAUCER LESTER R
03/01/11	140,000	Land + Bldg	Outlier-Written Desc Needed	39705/5		
06/15/04	282,500	Land + Bldg	Valid Sale	28444/25		
08/15/00	159,000	Land + Bldg	Valid Sale	18790/111		

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Dwelling Information			
Style	Tw o Family	Year Built	1925
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Green		
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	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	10	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	327,071	% Good	62
Plumbing	9,062	% Good Override	
Basement	18,601	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	10
		Adj Factor	1
Subtotal	354,730	Additions	19,710
Ground Floor Area	875		
Total Living Area	1,786	Dwelling Value	261,630
Building Notes			
ONE UNIT A PPEARS TO HAVE RENOVATED KITCHEN			

		<table border="1"> <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>11/11</td> <td>OFP/OFP</td> <td>50</td> </tr> <tr> <td>C</td> <td>11/11</td> <td>OFP/OFP</td> <td>132</td> </tr> <tr> <td>D</td> <td>15/15</td> <td>FBAY/FBAY</td> <td>18</td> </tr> <tr> <td>E</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>414*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	875	B	11/11	OFP/OFP	50	C	11/11	OFP/OFP	132	D	15/15	FBAY/FBAY	18	E	RG1	GARAGE - WD/CB	414*
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Outbuilding Data																										
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																		
Det Garage	1 x	414	414	1	1925	D	F	4,050																		
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	11		3,160																					
2		11	11		6,320																					
3		15	15		10,230																					