

2021 RESIDENTIAL PROPERTY RECORD CARD

BROCKTON

Situs: 208 WINTER ST

Parcel ID: 172-353

Class: Two-Family

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

BROCKTON MA 02302

SAUCER LESTER R 208 WINTER ST

GENERAL INFORMATION

Living Units 2 Neighborhood 185 Alternate ID 23-1 Vol / Pg 49029/135

District

R1C Residential

Zoning Class

Property Notes

3/2011 MLS SHORT SALE



172-353 03/16/2020

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary	SF	7,964			89,710

Total Acres: .1828

Spot: Location:

	Assessment Info	rm ation		
	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 Info	ormation	
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	Туре	
10/10/17	302,900	Land + Bldg	
03/01/11	140,000	Land + Bldg	
06/15/04	282,500	Land + Bldg	
08/15/00	159,000	Land + Bldg	

Validity Valid Sale Outlier-Written Desc Needed Valid Sale Valid Sale

Deed Reference Deed Type 49029/135 Quit Claim 39705/5 28444/25 18790/111

Grantee SAUCER LESTER R



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BROCKTON

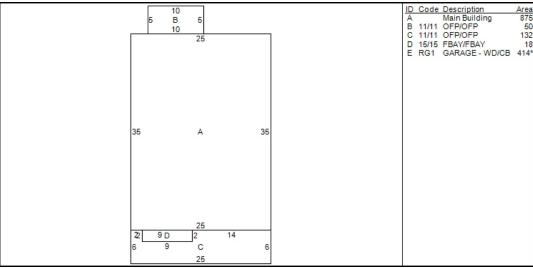
Dwelling Information Style Two Family Year Built 1925 Story height 2 Eff Year Built Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim x Color Green In-law Apt No Basement Basement Full # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** 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** 327,071 Base Price % Good 62 9,062 **Plumbing** % Good Override 18,601 Basement **Functional** Heating 0 **Economic** 0 Attic % Complete C&D Factor 10 Other Features Adi Factor 1 354,730 Additions 19,710 Subtotal 875 **Ground Floor Area Total Living Area** 1,786 Dwelling Value 261,630

Building Notes

ONE UNIT APPEARS TO HAVE RENOVATED

KITCHEN

Class: Two-Family				Card: 1 of 1	Printe	d: October 28, 2020	
		10				ID Code Description	Are
	5	В	5			A Main Building	87
			-			B 11/11 OFD/OFD	



		C	Outbuilding	g Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grad	le Condition	Value
Det Garage	1 x	414	414	1	1925 D	F	4,050

Сог	ndominium / 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				