

Situs : 346 WINTER ST	Parcel ID: 172-524	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
WILSON STEVEN KRISTEN WILSON 346 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 40 Vol / Pg 51470/206 District Zoning R1C Class Residential

Property Notes



172-524 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	4,982		85,780
Total Acres: .1144 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,800	85,800	0	76,000
Building	205,500	220,600	0	176,400
Total	291,300	306,400	0	252,400
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
09/08/20	1590	2,143	EXTERIOR R W S	
05/18/20	680	3,573	SOLARPANLS	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/06/19	305,000	Land + Bldg	Valid Sale	51470/206	Quit Claim	WILSON STEVEN
03/20/17	267,000	Land + Bldg	Valid Sale	48218/14	Quit Claim	WHALEY BRYAN
				3761/80		

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Dwelling Information

Style	Colonial	Year Built	1933
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Brown	In-law Apt	No

Basement

Basement	Full	# Car	Bsmt Gar
FBLA Size	x		FBLA Type
Rec Rm Size	x		Rec Rm Type

Heating & Cooling

Heat Type	Basic	Stacks	1
Fuel Type	Oil	Openings	1
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

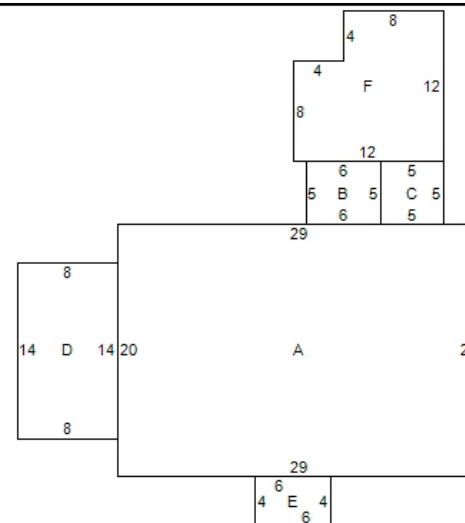
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	277,320	% Good	65
Plumbing		% Good Override	
Basement	15,771	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	303,220	Additions	11,190
Ground Floor Area	580		
Total Living Area	1,297	Dwelling Value	208,280

Building Notes



ID	Code	Description	Area
A		Main Building	580
B	12	EFF	30
C	10	1SFR	25
D	50/10/31	BSMT/1SFR/WDK	112
E	11	OPF	24
F	31	WDK	128
G	RG1	GARAGE - WD/CB	576*
H	RP6	ABOVE GROUND	180*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	576	576	1	1976	B	A	12,320
Aq Pool	1 x	180	180	1	1981	C	A	

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	Line #	Low	1st	2nd	3rd	Value
1		12			650	5		31			1,370
2		10			1,560						
3	50	10	31		7,220						
4		11			390						