

Situs : 372 WINTER ST

Parcel ID: 173-198

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER

RAMCHARRAN BONNIE M
372 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION

Living Units	1
Neighborhood	185
Alternate ID	45
Vol / Pg	44417/224
District	
Zoning	R1C
Class	Residential

Property Notes

W/173-195 & 197



173-198 03/16/2020

Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	16,464			99.970

Total Acres: .378
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	100,000	100,000	0	87,100
Building	216,000	251,600	0	221,000
Total	316,000	351,600	0	308,100

Manual Override Reason

Value Flag	MARKET APPROACH	Base Date of Value	1/1/2020
Gross Building:		Effective Date of Value	1/1/2020

Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other
05/16/18	CP	Field Review	Other
10/21/14	RJH	Estimated For Misc Reason	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/18/17	66582	4,644	OTHER Temporary Tent	100
06/04/14	O58617	0	BLDG 18x34 I/G Pool	100
07/30/13	B58617	26,000	BLDG Demo Prch+Pool	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/13/14	264,000	Land + Bldg	Valid Sale	44417/224		
07/17/13	150,000	Land + Bldg	Court Order/Decree	43360/192		

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Dwelling Information

Style	Colonial Ne	Year Built	1897
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x		
Color	Tan	In-law Apt	No

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	Hot Water	Pre-Fab	1

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	Yes	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

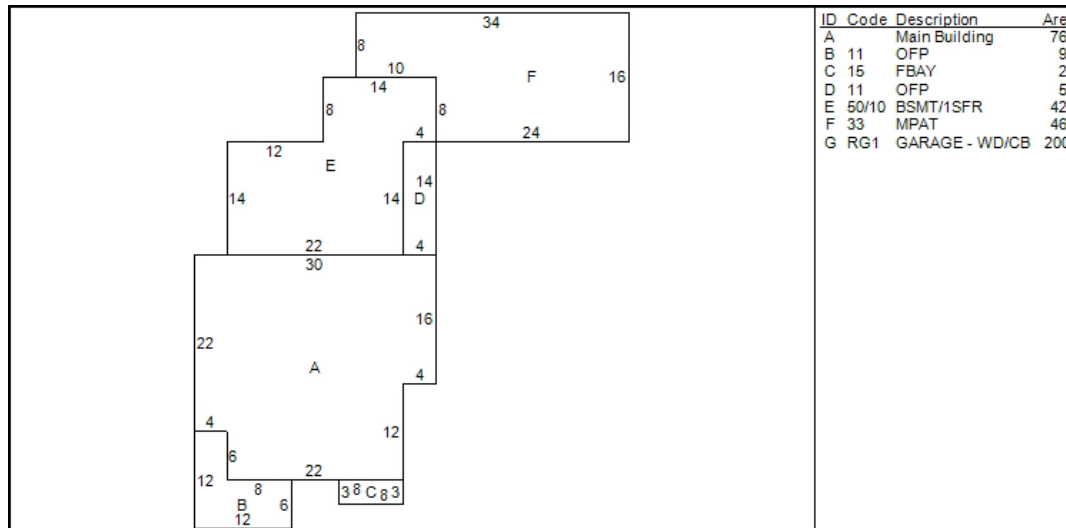
Grade & Depreciation

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

Dwelling Computations

Base Price	295,953	% Good	67
Plumbing	6,525	% Good Override	
Basement	18,514	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	3,689	C&D Factor	
		Adj Factor	1
Subtotal	324,680	Additions	29,150
Ground Floor Area	768		
Total Living Area	1,596	Dwelling Value	246,690

Building Notes



ID	Code	Description	Area
A		Main Building	768
B	11	OFF	96
C	15	FBAY	24
D	11	OFF	56
E	50/10	BSMT/1SFR	420
F	33	MPAT	464
G	RG1	GARAGE - WD/CB	200

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x	200	200	1	1901	C	A	4,880

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		11			1,680	5		33			3,480
2		15			1,540						
3		11			1,010						
4	50	10			21,440						