

Situs : 380 WINTER ST

Parcel ID: 173-199

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

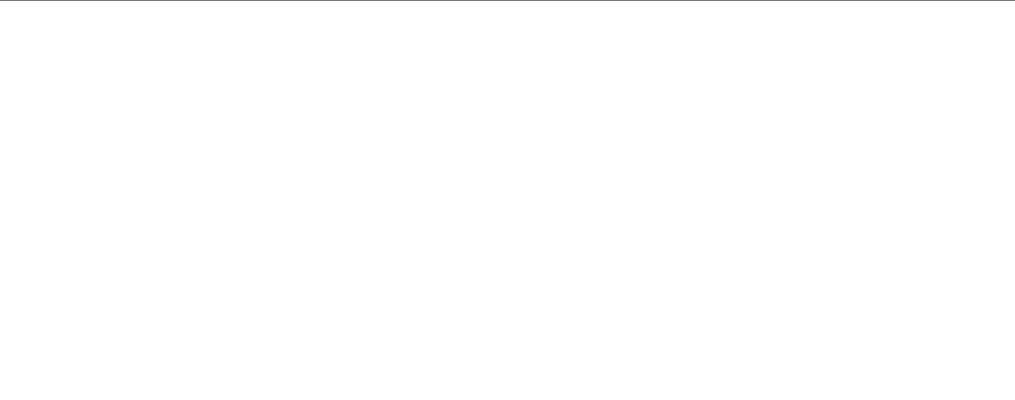
CURRENT OWNER

ANDRADE ANTONIO
 MARIA SOCORRO ANDRADE
 380 WINTER ST
 BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
 Neighborhood 185
 Alternate ID 46
 Vol / Pg 40050/303
 District
 Zoning R1C
 Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 15,000			99,000
Residual	SF 1,396			920

Total Acres: .3764
 Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	99,900	99,900	0	87,100
Building	209,900	246,600	0	207,700
Total	309,800	346,500	0	294,800

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
08/17/20	JR	Field Review	Other
05/16/18	CP	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/18/17	66586	2,000	SIDING	100
07/22/11	55208	800	BLDG Watr Dam Basmt	0
12/19/06	47868	3,000	BLDG Reshtrk 5 Rooms	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/23/11		Land + Bldg	Transfer Of Convenience	40050/303		
12/19/06	166,000	Land + Bldg	Outlier-Written Desc Needed	33854/229		

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Dwelling Information

Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	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	Oil	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	4	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	7	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

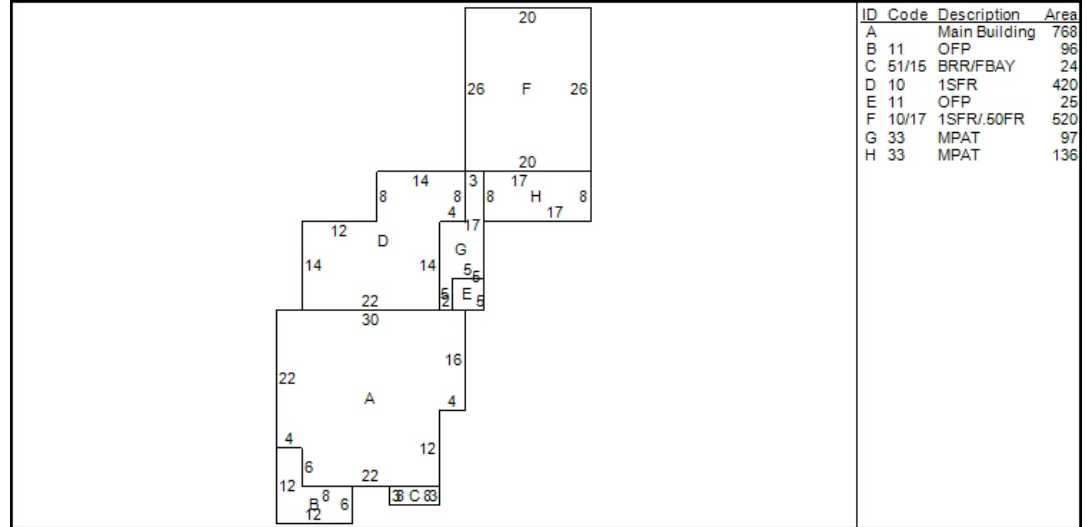
Grade & Depreciation

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

Dwelling Computations

Base Price	295,953	% Good	62
Plumbing		% Good Override	
Basement	18,514	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	314,470	Additions	51,630
Ground Floor Area	768		
Total Living Area	2,376	Dwelling Value	246,600

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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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			1,550	5		10	17		28,950
2	51	15			1,980	6		33			680
3		10			17,110	7		33			930
4		11			430						