

Situs : 388 WINTER ST

Parcel ID: 173-200

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER
SANTIAGO DANNY
KARLA ANDINO
388 WINTER ST
BROCKTON MA 02302

GENERAL INFORMATION
Living Units 1
Neighborhood 185
Alternate ID 47
Vol / Pg 34510/261
District
Zoning R1C
Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary	SF 9,000			91,080

Total Acres: .2066
Spot: Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	91,100	91,100	0	80,100
Building	223,700	260,900	0	200,900
Total	314,800	352,000	0	281,000

Manual Override Reason
Base Date of Value 1/1/2020
Value Flag MARKET APPROACH **Effective Date of Value** 1/1/2020
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/17/20	JR	Field Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/01/14	B61285	1,300	BLDG Wood Stove	100
04/13/11	54640	9,900	BLDG Vinyl Siding	0

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/09/07	230,000	Land + Bldg	Sale After Foreclosure	34510/261		
05/03/07	200,000	Land + Bldg	Repossession	34486/152		
10/01/90	135,000	Land + Bldg	Valid Sale			

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Dwelling Information

Style Colonial	Year Built 1930
Story height 2	Eff Year Built
Attic Unfin	Year Remodeled
Exterior Walls A/V/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 Oil	Openings
System Type Hot Water	Pre-Fab

Room Detail

Bedrooms 4	Full Baths 1
Family Rooms	Half Baths 1
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

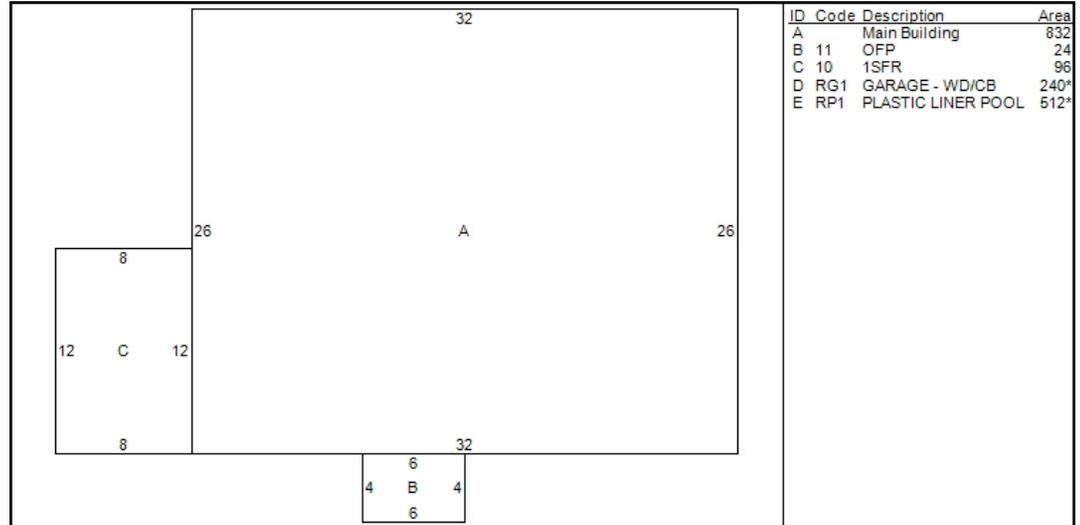
Grade & Depreciation

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

Dwelling Computations

Base Price 342,073	% Good 65
Plumbing 6,525	% Good Override
Basement 19,454	Functional
Heating 0	Economic
Attic 8,377	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 376,430	Additions 4,880
Ground Floor Area 832	
Total Living Area 1,760	Dwelling Value 249,560

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	1 x 240		240	1	1930	C	G	5,980
Pool-Plin	1 x 512		512	1	1982	C	A	5,330

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			390
2		10			4,490