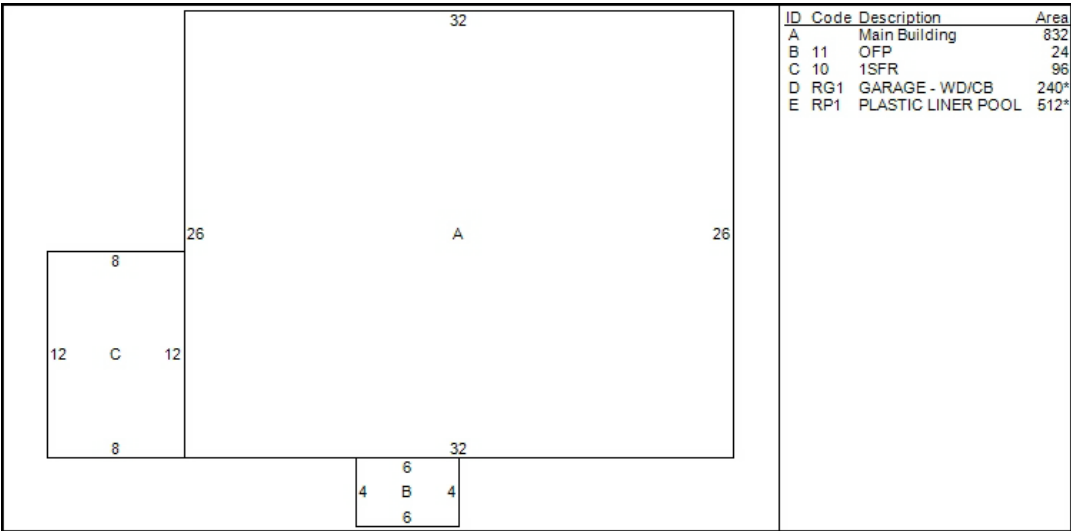


Situs : 388 WINTER ST		Parcel ID: 173-200		Class : Single Family Residence		Card: 1 of 1		Printed: October 28, 2020	
CURRENT OWNER			GENERAL INFORMATION						
SANTIAGO DANNY KARLA ANDINO 388 WINTER ST BROCKTON MA 02302			Living Units 1 Neighborhood 185 Alternate ID 47 Vol / Pg 34510/261 District Zoning 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			
Effective Date of Value						1/1/2020			
Value Flag MARKET APPROACH									
Gross Building:									
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						

Situs : 388 WINTER ST	Parcel Id: 173-200	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Tan		
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	