

Situs : 394 WINTER ST	Parcel ID: 173-201	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
COOK GEORGE H PAMELA L HOWE P O BOX 2403 ABINGTON MA 02351	Living Units 1 Neighborhood 185 Alternate ID 48 Vol / Pg 43240/254 District Zoning R1C Class Residential

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	9,000		91,080
<div>Total Acres: .2066</div> <div>Spot:Location:</div>				

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



173-201 03/16/2020

Assessment Information				
	Appraised	Cost	Income	Prior
Land	91,100	91,100	0	80,100
Building	216,700	249,300	0	192,900
Total	307,800	340,400	0	273,000
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

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/21/13		Land + Bldg	Transfer Of Convenience	43240/254		
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Dwelling Information			
Style	Colonial	Year Built	1930
Story height	2	Eff Year Built	
Attic	Unfin	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color	Blue	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	Steam	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	Fair	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	342,073	% Good	65
Plumbing		% Good Override	
Basement	19,454	Functional	
Heating	0	Economic	
Attic	8,377	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	369,900	Additions	4,880
Ground Floor Area	832		
Total Living Area	1,760	Dwelling Value	245,320
Building Notes			

		<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr style="background-color: #ADD8E6;"> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>832</td> </tr> <tr> <td>B</td> <td>10</td> <td>1SFR</td> <td>96</td> </tr> <tr> <td>C</td> <td>11</td> <td>OFF</td> <td>24</td> </tr> <tr> <td>D</td> <td>RG1</td> <td>GARAGE - WD/CB</td> <td>400*</td> </tr> </tbody> </table>	ID	Code	Description	Area	A		Main Building	832	B	10	1SFR	96	C	11	OFF	24	D	RG1	GARAGE - WD/CB	400*
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A		Main Building	832																			
B	10	1SFR	96																			
C	11	OFF	24																			
D	RG1	GARAGE - WD/CB	400*																			
Outbuilding Data																						
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value														
Det Garage	1 x	400	400	1	1930	D	F	3,970														
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		10			4,490																	
2		11			390																	