

Situs: 394 WINTER ST

RESIDENTIAL PROPERTY RECORD CARD

2021

BROCKTON

Parcel ID: 173-201

Class: Single Family Residence

Card: 1 of 1

Printed: October 28, 2020

CURRENT OWNER COOK GEORGE H

PAMELA L HOWE

POBOX 2403

ABINGTON MA 02351

GENERAL INFORMATION

43240/254

Living Units 1 Neighborhood 185 Alternate ID 48

Vol / Pg District Zoning Class

R1C Residential

Property Notes



173-201 03/16/2020

	Land Information					
Туре	Size	Influence Factors	Influence %			

SF 9,000 91,080 Primary

Location:

Total Acres: .2066 Spot:

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

Value Flag MARKET APPROACH **Gross Building:**

Base Date of Value 1/1/2020 Effective Date of Value 1/1/2020

Entrance Information

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

۱		Permit Information	
	Date Issued Number	Price Purpose	% Complete

Sales/Ownership History

Value

Price Type Deed Reference Deed Type Transfer Date Validity Grantee 06/21/13 Land + Bldg Transfer Of Convenience 43240/254



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RESIDENTIAL PROPERTY RECORD CARD 20

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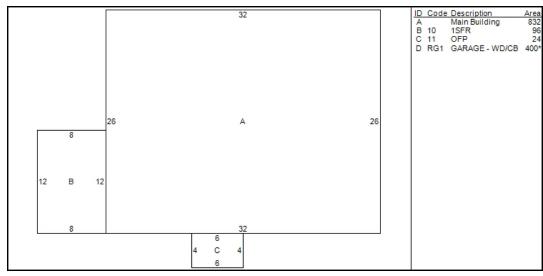
BROCKTON

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 Bsmt 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** 342,073 Base Price % Good 65 **Plumbing** % Good Override 19,454 Basement **Functional** Heating Economic 8,377 Attic % Complete **C&D Factor Other Features** Adj Factor 1 369,900 Additions 4,880 Subtotal 832 **Ground Floor Area Total Living Area** 1,760 Dwelling Value 245,320 **Building Notes**

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Outbuilding Data										
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value			
Det Garage	1 x	400	400	1	1930 D	F	3,970			

Con	dominium / 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				