

<b>Situs : 412 WINTER ST</b>	<b>Parcel ID: 173-203</b>	<b>Class: Single Family Residence</b>	<b>Card: 1 of 1</b>	<b>Printed: October 28, 2020</b>
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CURRENT OWNER	GENERAL INFORMATION
BURNELL DANIEL P PATRICIA BURNELL 412 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 50 Vol / Pg 22605/139 District Zoning R1C Class Residential

Property Notes



173-203 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	5,000		85,800
Total Acres: .1148 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	85,800	85,800	0	76,100
Building	184,600	170,900	0	177,000
Total	270,400	256,700	0	253,100
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

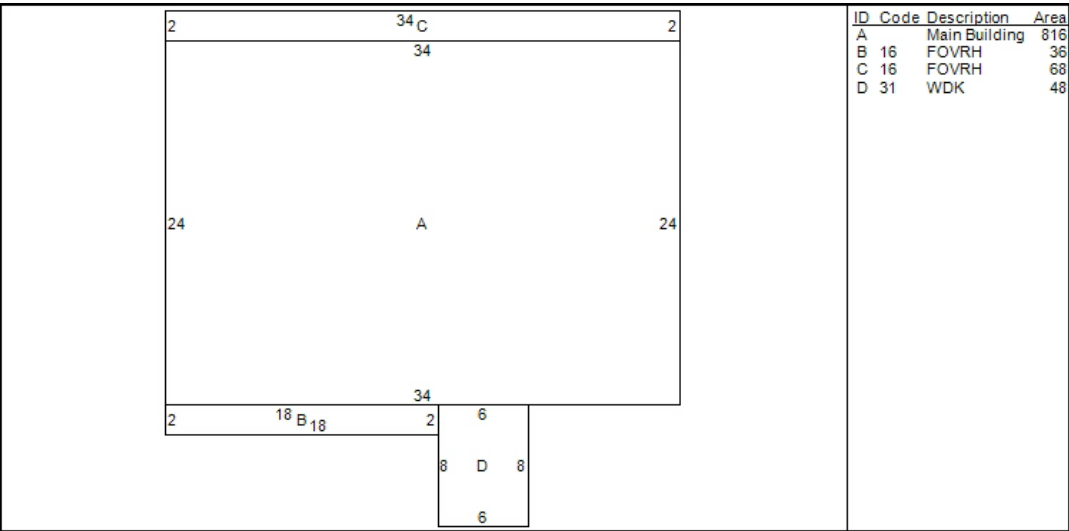
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/12/02		Land + Bldg	Transfer Of Convenience	22605/139		
05/27/99	98,000	Land + Bldg	Valid Sale	17502/57		
04/25/97	90,000	Land + Bldg		15122/184		
11/01/85		Land + Bldg				
12/01/84	89,000	Land + Bldg	Valid Sale			
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Dwelling Information			
<b>Style</b>	F To B Splt	<b>Year Built</b>	1966
<b>Story height</b>	1	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Al/Vinyl	<b>Amenities</b>	
<b>Masonry Trim</b>	x		
<b>Color</b>	White	<b>In-law Apt</b>	No
Basement			
<b>Basement</b>	Part	<b># Car Bsm't Gar</b>	1
<b>FBLA Size</b>	326	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	
Heating & Cooling		Fireplaces	
<b>Heat Type</b>	Basic	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Warm Air	<b>Pre-Fab</b>	
Room Detail			
<b>Bedrooms</b>	3	<b>Full Baths</b>	1
<b>Family Rooms</b>	1	<b>Half Baths</b>	
<b>Kitchens</b>		<b>Extra Fixtures</b>	
<b>Total Rooms</b>	6		
<b>Kitchen Type</b>		<b>Bath Type</b>	
<b>Kitchen Remod</b>	No	<b>Bath Remod</b>	No
Adjustments			
<b>Int vs Ext</b>	Same	<b>Unfinished Area</b>	
<b>Cathedral Ceiling</b>	x	<b>Unheated Area</b>	
Grade & Depreciation			
<b>Grade</b>	C	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional</b>	
<b>CDU</b>	AVERAGE	<b>Economic</b>	
<b>Cost &amp; Design</b>	0	<b>% Good Ovr</b>	
<b>% Complete</b>			
Dwelling Computations			
<b>Base Price</b>	189,704	<b>% Good</b>	76
<b>Plumbing</b>		<b>% Good Override</b>	
<b>Basement</b>	8,901	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	
<b>Other Features</b>	17,922	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	216,530	<b>Additions</b>	6,300
<b>Ground Floor Area</b>	816		
<b>Total Living Area</b>	1,246	<b>Dwelling Value</b>	170,860

Building Notes



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
<b>Complex Name</b> <b>Condo Model</b>	
<b>Unit Number</b> <b>Unit Level</b> <b>Unit Parking</b> <b>Model (MH)</b>	<b>Unit Location</b> <b>Unit View</b> <b>Model Make (MH)</b>

Addition Details						
Line #	Low	1st	2nd	3rd	Value	
1		16			2,200	
2		16			3,570	
3		31			530	