

Situs : 142 WINTER ST	Parcel ID: 181-297	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
PELISSIER BRUCE S & LORI A PELISSIER 142 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 12 Vol / Pg 05225/00419 District Zoning R1C Class Residential

Property Notes



181-297 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF	6,792		88,170
Total Acres: .1559 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	88,200	88,200	0	77,900
Building	197,800	213,200	0	179,500
Total	286,000	301,400	0	257,400
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
08/24/20	JR	Field Review	Other

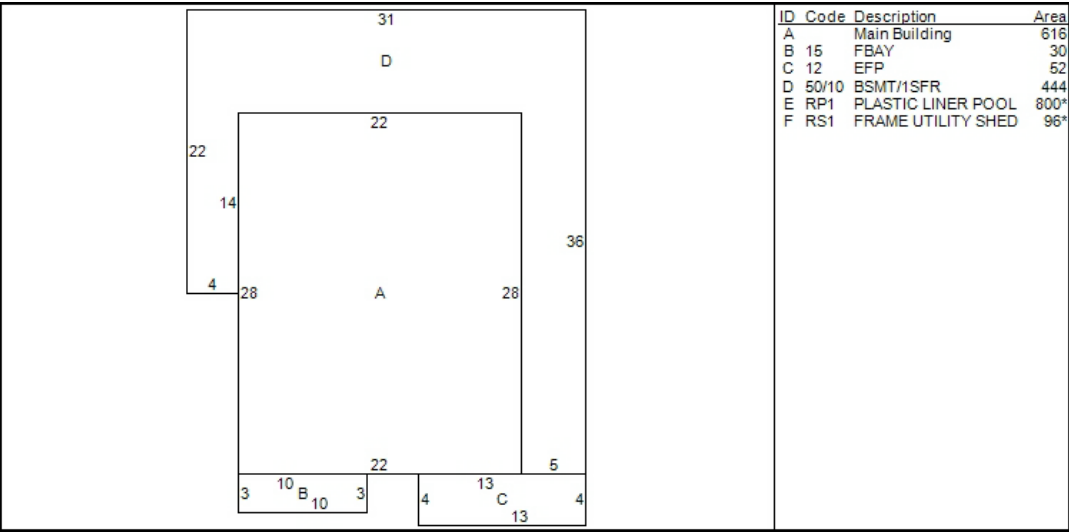
Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				5225/419		

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Dwelling Information			
Style	Colonial Ne	Year Built	1925
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
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	1
Fuel Type	Gas	Openings	1
System Type	Steam	Pre-Fab	
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	1
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	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	260,634	% Good	62
Plumbing	6,525	% Good Override	
Basement	16,305	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	10,133	C&D Factor	
		Adj Factor	1
Subtotal	293,600	Additions	23,680
Ground Floor Area	616		
Total Living Area	1,398	Dwelling Value	205,710

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool-Plln	1 x 800		800	1	1975	C	A	7,070
Frame Shed	1 x 96		96	1	1975	B	A	440

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		15			1,670	
2		12			1,050	
3	50	10			20,960	