

Situs : 150 WINTER ST	Parcel ID: 181-300	Class: Single Family Residence	Card: 1 of 1	Printed: October 28, 2020
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CURRENT OWNER	GENERAL INFORMATION
JOHNSON JOSEPH A 150 WINTER ST BROCKTON MA 02302	Living Units 1 Neighborhood 185 Alternate ID 15 Vol / Pg 13663/00190 District Zoning R1C Class Residential

Property Notes



181-300 03/16/2020

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary	SF 10,020			92,430
Total Acres: .23 Spot: Location:				

Assessment Information				
	Appraised	Cost	Income	Prior
Land	92,400	92,400	0	81,200
Building	171,500	172,700	0	158,600
Total	263,900	265,100	0	239,800
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
01/06/97	26995	2,500	BLDG Shng Over Exist	100

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
				13663/190		

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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		
Color	Tan	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	Oil	Openings
System Type	Steam	Pre-Fab

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

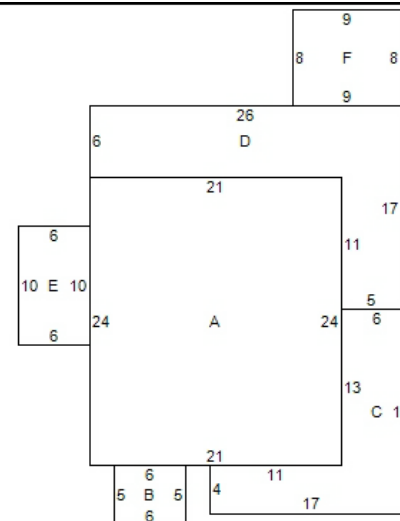
Grade & Depreciation

Grade	C+	Market Adj
Condition	Good	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete		

Dwelling Computations

Base Price	234,246	% Good	62
Plumbing		% Good Override	
Basement	14,654	Functional	
Heating	0	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	248,900	Additions	18,410
Ground Floor Area	504		
Total Living Area	1,057	Dwelling Value	172,730

Building Notes



ID	Code	Description	Area
A		Main Building	504
B	15	FBAY	30
C	11	OPF	146
D	50/10	BSMT/1SFR	211
E	50/10	BSMT/1SFR	60
F	31	WDK	72

Outbuilding Data

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

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	Line #	Low	1st	2nd	3rd	Value
1		15			1,670	5		31			740
2		11			2,360						
3	50	10			10,290						
4	50	10			3,350						